

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** August 6, 2024

**Subject:** Commercial Corridor Design Review Overlay District Site Plan – Lot 1 in Block 1 of Reserve Fourth Addition

**Person(s) Responsible:** Ryan Miller, City Planner

## **Summary:**

Marty Syrstad has submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project is located on Lot 1 in Block 1 of Reserve Fourth Addition near the intersection of 20<sup>th</sup> Street South and Christine Avenue.

## **Background:**

The proposed development is located near the intersection of 20<sup>th</sup> Street South and Christine Avenue. The land was recently platted after a slight revision to the Preliminary Plat increasing the size of Lot 1. Lot 1 is located along 20<sup>th</sup> Street South which is included in the Commercial Corridor Design Review Overlay District. Site plans presented within the district must be reviewed by the Planning Commission and City Council.

## **Item Details:**

The proposed development includes two phases. The current phase for review consists of a 20,430 square foot building intended for indoor pet services including boarding. A zoning revision passed in 2023 allows for pet services in the Business B-2 districts so long as all services, storage areas, retail areas, boarding areas and recreation areas are located entirely within a completely enclosed building.

The development will be accessed via Christine Avenue. A secondary discharge to 20<sup>th</sup> Street South is included in the plans as a one way out only. Parking is located to the northwest of the primary building and includes the necessary number of minimum parking stalls for the use with excess spaces to accommodate the potential future Building 2.

The proposed Building 1 includes a drop off location at the primary entrance on the north side of the building. The trash enclosure is proposed to be located inside the building with access from a garage door on the southwest corner of the building.

The proposed plans meet all zoning requirements, commercial corridor design review overlay district requirements and landscape ordinance requirements.

**Options and Recommendation:**

The Planning Commission has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

The Development Review Team recommends approval of the site plan.

**Supporting Documentation:**

Hearing Notice – Planning Commission

Location Map

Site Plan

Landscape Plan

Elevations

Renderings

Adjacent Photos