

Planning Commission Agenda Memo

From: Ryan Miller, City Planner

Meeting: September 5, 2023

Subject: Commercial Corridor Design Review Overlay District Site Plan – Lot 1, Tract 2, Fox Run Addition

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Dakota Land Design, LLC has submitted a site plan for review within the Commercial Corridor Design Review Overlay District. The project is located on Lot 1 in Tract 2 of Fox Run Addition along Main Avenue South.

Background:

Lot 1 in Tract 2 of Fox Run Addition is a 1.38-acre lot located along Main Avenue South within a Business B-2 District and the Commercial Corridor Design Review Overlay District. Development within the overlay district must be reviewed by the Planning Commission and City Council.

Item Details:

The proposed development includes a 3,996 square foot commercial building with a maximum height of 26'3". The property would be accessed by a shared access drive on the south side of the building lot. An existing access drive to the north will not be used and will be removed. The project proposes parking that will exceed the minimum required parking in order to provide for overflow parking and potential future expansion of the use. The parking lot would be placed along the southern property line to align with the shared access drive and allow for a future extension of the parking lot to the south for future development on Lot 2 of Tract 2. The placement of the parking lot along the lot line will require an exception from landscape standards, which would require a five-foot side yard landscape area. The proposed site plan includes a landscape plan with required bufferyard plantings to the west where the lot abuts a residential zoning district.

The building is proposed with a fifteen-foot setback to Main Avenue. In the B-2 district, a twenty-five-foot front yard is required, however, the commercial corridor design review overlay district allows the first story of structures to be located ten feet closer to the front property line. A second story would also be located within the reduced front yard setback area and would require an exception to zoning ordinances for the overlay district. The boulevard along Main Avenue on this vicinity is currently wider than the typical boulevard, which would reduce the potential impact of a closer setback for the second story.

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 with the following exceptions granted:

- Exception to remove a portion of the side yard landscape area to allow for shared access and parking area.
- Exception to allow a portion of the second story to be located with a fifteen-foot front-yard setback

Supporting Documentation:

1. Notice – Planning Commission
2. Commercial Corridor Submission