

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** January 7, 2025

**Subject:** Final Development Plan Amendment – 1100 8<sup>th</sup> Street South

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

**Summary:**

Medary Acres has submitted a final development plan amendment for a proposed addition to the business located at 1100 8<sup>th</sup> Street South. The Development Review Team recommends approval.

**Item Details:**

Block 5 of Meadowwood Addition, located at 1100 8<sup>th</sup> Street South, was established as a Planned Development District (PDD) in 1989. The district was established for the purposes of allowing the expansion of the Medary Acres greenhouse which has been in operation since 1952. There have been many amendments to the PDD including amendments for signage, relocation of buildings and parking changes.

The property includes numerous greenhouse structures and a 1970's shop located at the northeast corner of the property. The owners would like to tear down and rebuild the shop with a new 5,040 square foot structure. Sec. 94-163 (g)(2) states that changes including increases to a building width by ten percent and major changes to the exterior designs of buildings require a Final Development Plan amendment. The proposed project meets both criteria.

The structure will include multiple garage doors for access to the storage and general use structure. The structure will be 24-feet tall at maximum height with an 1,800 square foot upper level. The proposed structure will remain at the current setback from 8<sup>th</sup> Street South and will be 7-feet from the east property line. No parking, access or landscaping will be impacted by the project.

**Supporting Documentation:**

Hearing Notice  
Location Map  
Zoning Map  
Site Plan  
Floor Plan  
Building Rendering  
Building Elevations