

# Planning Commission Agenda Memo

**From:** Ryan Miller, City Planner

**Meeting:** August 2, 2022

**Subject:** Final Development Plan – Lot 2 in Block 13 of Morningside Addition

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

**Summary:**

Seth Skogen has submitted a Final Development Plan within a Planned Development District on Lot 2 in Block 13 of Morningside Addition.

**Background:**

The applicant submitted an Initial Development Plan which was approved by the Planning Commission in July. The site was rezoned from R-1B to Planned Development District with B-2 underlying zoning. A Final Development Plan is now necessary before development can be permitted. The Initial Development Plan included all of the required information for the Final Development Plan, and no changes have been made since the time of the Planning Commission's review of the IDP.

**Item Details:**

The final development plan outlines the proposed commercial development which includes a four-suite, approximately 3,972 square feet commercial building with a drive-through lane wrapping around the south end east end of the building and a parking lot west of the structure. The site plan shows no parking spaces located beyond the closest point of the building with the exception of the drive thru lane which is considered stacking. An access drive from 22<sup>nd</sup> Avenue is proposed along the northern portion of the lot.

As noted at the July 2022 Planning Commission meeting, the site plan meets all zoning and bufferyard setbacks with the exception of a reduced bufferyard setback to the north which was approved by the Planning Commission in February 2022 and confirmed again in July 2022. The required bufferyard to the north would be fifteen feet from the property line to the parking lot and access drive and seven feet was approved by the Planning Commission.

Developments within a PDD are exempt from the Commercial Corridor Design Review Overlay district, however, staff recommends that the project align as closely to the overlay district standards as possible. The site plan flips the building and parking lot locations with the building now located near 22<sup>nd</sup> Avenue. At its closest, the building has a twenty-three-foot front setback and an average of roughly twenty-five-feet. With its

location in the overlay district, the building can encroach the front yard setback by up to ten feet. The location of the drive thru lane prevents the building from locating closer to the frontage.

The structure is designed with primary entrance points facing the parking lot to the west, however, the east façade of the structure meets the standards and guidelines outlined for development in the Commercial Corridor Design Review Overlay District including a minimum twenty percent of windows on the street facing façade, use of a variety of building materials, projecting bays and canopies and overhangs.

Landscaping is included in the required bufferyard areas to the west and south as well as parking lot islands and various foundation planting areas including a three-foot foundation planting strip along the 22<sup>nd</sup> Avenue facing façade.

The Final Development Plan is presented only to the Planning Commission who will have the final authority to approve or deny the FDP.

**Options and Recommendation:**

The Planning Commission has the following options:

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

DRT and Staff recommend approval with the following conditions:

- 1) An exception to the fifteen-foot bufferyard parking setback to the north (as previously approved on the Initial Development Plan).

**Supporting Documentation:**

1. Legal Notice – Planning Commission
2. Location Map
3. Final Development Plan
4. Elevation Drawings
5. Building Renderings