



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number:

Title:	Plan Commission recommendation to approve a Map Amendment, Special Use for Planned Unit Development, PUD Preliminary Plan and Final Plat of Subdivision for, Crystal Loft Townhomes- 214 S. 13th Ave.
Presenter:	Russell Colby

Meeting: Planning & Development Committee

Date: November 13, 2017

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

The subject property is located at the northeast corner of S. 13th Ave. and Indiana Ave. It contains a two-story, brick industrial building constructed in 1904. In August 2017, the City reviewed a Concept Plan for the property, which proposed to convert the building into nine (9) townhome units and construct five (5) additional townhome units attached to the east side of the building.

Jeffrey Funke, Funke Architects, has submitted zoning applications to allow redevelopment of the property. The plan is very similar to the Concept Plan. Details are as follows:

- Rezone to RM-3 General Residential and establish a PUD to allow certain zoning deviations.
- Demolish the one-story additions on the north and east sides of the building.
- Convert the original building into nine (9) townhome units and construct a third floor/rooftop balcony.
- Construct five (5) additional townhome units at the east side of the existing building.
- All units have a front entrance along Indiana Ave.
- Two car garages for each unit are located in the rear, accessed from a one-way drive off of S. 13th Ave., running behind and around the east side of the building, exiting onto Indiana Ave.

The Comprehensive Plan land use designation for the property is Industrial/Business Park; however the plan states that “The City should promote and encourage the improvement and rehabilitation of vacant or obsolete industrial buildings. This might involve reclassifying and rezoning obsolete manufacturing.” The site is also at a transitional location between active commercial/industrial uses and a single-family residential neighborhood.

Plan Commission review

The Plan Commission held a public hearing regarding the applications on 11/7/17. Significant discussion items:

- Some Commissioners felt there may be opportunities to make the east addition appear more cohesive in color or appearance with the existing building; however the applicant responded that it was desirable for the addition to use similar design elements but be visually distinguished from the original building.
- The owner of the property to the north, a multi-unit industrial property, submitted a letter requesting the ability to utilize a driveway across the eastern side of the subject property to provide a secondary site egress from their property onto Indiana Ave. There is no record of an easement right for this access. The Plan Commission noted that the property to the north has a primary access on to 13th Ave.
- Comments were offered for enhancements to the landscaping, including street trees along 13th Ave.
- A few residents commented on traffic issues in the neighborhood; however the Commissioners determined these issues are related to traffic control and are unrelated to the proposed development.

The Plan Commission recommended approval in a 6-0 vote, subject to resolution of staff comments.

Attachments *(please list):*

Plan Commission Resolution, Staff Report, Applications and Plans, Correspondence

Recommendation/Suggested Action *(briefly explain):*

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