

	PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY			
	Project Title/Address:	Crystal Loft Townhomes – 214 S. 13th Ave.		
	City Staff:	Russell Colby, Planning Division Manager		
	PUBLIC HEARING 11/7/17	X	MEETING 11/7/17	X
APPLICATIONS:	Map Amendment Special Use for PUD PUD Preliminary Plan Final Plat of Subdivision			
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Report	Applications and Plans (received 10/16/17)			
SUMMARY:				
<p>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, Plan Commission 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.</p> <p>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:</p> <ul style="list-style-type: none"> • Rezone the property from M-1 Special Manufacturing 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 two-story building into nine (9) townhome units and construct a third floor/rooftop balcony along the entire building. • 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. <p>The Comprehensive Plan land use designation for the property is Industrial/Business Park; however the plan states that <i>“The City should promote and encourage the improvement and rehabilitation of vacant or obsolete industrial buildings. This might involve reclassifying and rezoning obsolete manufacturing.”</i> The site is also at a transitional location between active commercial/industrial uses and a single-family residential neighborhood.</p>				
SUGGESTED ACTION:				
<p>Conduct the public hearing on the Map Amendment and Special Use for PUD and close if all testimony has been taken.</p> <p>Staff has placed this item, along with the PUD Preliminary Plan and Final Plat of Subdivision, on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.</p> <p>Staff has found the application materials to be complete. Upon resolution of outstanding staff comments, the proposal has the ability to meet City Code requirements.</p>				
INFO / PROCEDURE ON APPLICATIONS:				
<i>(See next page)</i>				

Applications are listed in order of consideration:

MAP AMENDMENT

- Revision to the zoning map to change the zoning district of a specific property.
- Public hearing is required, with a mailed notice to surrounding property owners.
- All findings need not be in the affirmative to recommend approval – recommendation based on the preponderance of evidence.

SPECIAL USE FOR PUD

- Approval of development project with specific deviations from the Zoning Ordinance standards. (Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site)
- Public hearing is required, with a mailed notice to surrounding property owners.
- Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment.
- The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.
- The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs.

PUD PRELIMINARY PLAN

- Approval of engineering plans for development of property within a PUD- includes site, landscape, and engineering plans. (Application may also involve a subdivision of land.
- Recommendation is based on compliance with the previously (or concurrently) approved Special Use for PUD standards and other city code requirements (including Zoning and Subdivision codes).

FINAL PLAT OF SUBDIVISION

- Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc.
- Recommendation is based on compliance with all other code requirements (including Zoning & Subdivision Codes). Staff has provided an analysis in the Staff Report.
- A public hearing is not required for this type of application.
- No findings of fact are applicable to this application.