



To: Planning Board
From: Jason Foster, Community Development Administrator
Date: March 10, 2023
Subject: Staff Report for 2023-PB-01 4441 W Franklin Street

Summary of the Request

The applicant, Brandstetter Carrol, Inc, on behalf of the owner, TREIG, LLC, is proposing the addition of four (4) parallel and sixteen (16) traditional parking spaces to the rear of the property located at 4441 W Franklin Street. With the addition of several new retail and restaurant uses to the Center, the addition of employee parking is necessary. The four (4) parallel spaces are nine (9) feet by twenty-four (24) feet. The sixteen traditional spaces are nine (9) feet by nineteen (19) feet. Both sizes meet the requirements of City Code. In addition, the landscape screening will be adjusted to accommodate the additional parking spaces. The proposed spaces will be graded to drain to the existing catch basins on the property.

Applicant Information

Brandstetter Carrol, Inc on behalf of TREIG, LLC

Current Zoning District

PD-2

Parcel Identification

L35000200130017900

Additional Actions or Next Steps to be taken by the City

Planning Board Review

Applicant's Reason for the Request

Additional parking spaces are needed for employee parking

Surrounding Land Use within 1,000 Feet
Commercial, Multi-Family Residential
Previous Related Development Decisions in the Immediate Area (3-5 Years)
N/A
Comprehensive Plan Applied to the Geographical Area
N/A
Existing Public Utilities
Water, Sewer, Electric Gas
Soil Survey Data
N/A
Classification of Streets, Traffic Volumes & Direction, Planned Improvements
N/A
Flood Plain Information
N/A
Comments from City and County Agencies
No comments
Supporting Maps & Graphics
Attached
Staff Recommendation
Upon review of the application and supporting documents, staff recommends the approval of the minor change after confirming proper emergency access and setback from property line.