



Planning Commission Staff Report

Agenda Item	Community Development Department	Date: 4/18/2024
Statement of Issue:	Conduct a Public Hearing to consider the preliminary plat of Hawkinson Commercial Development Second Addition.	
Background:	<p>A proposed preliminary plat entitled Hawkinson Development Second Addition was submitted by Mr. Mark Hawkinson of Round 2 Development, LLC. (Property Owner) and Mr. Stephen Welliver, Wellson Group Inc. on March 26, 2024.</p> <p>The property included in the preliminary plat includes:</p> <p>Lot 1 (2.05 acres) Currently working on a sales agreement for development Lot 2 (1.14 acres) Vacant OUTLOT A (6.55 acres) Vacant</p> <p>The subject property was part of a greater minor subdivision petition in 2021 entitled “Hawkinson Commercial Development” which consisted of 22.28 acres in area, including proposed right-of-way, and generally located south of Home Depot & Applebee’s, and north of 29th Street SE.</p> <p>The current GB (General Business) zoning designation is appropriate for intended uses, thus no additional changes are needed.</p> <p>Because this property was previously platted (2021), the parkland dedication fee required by the Subdivision Ordinance has already paid to the City.</p>	
Considerations:	When reviewing the minor subdivision, the Planning Commission needs to make findings as to whether the preliminary plat conforms to the subdivision ordinance and if it is consistent with the Comprehensive Plan.	
Recommendation:	<p>Staff recommends that the Planning Commissioners review the preliminary plat and associated documents, review the comments submitted by the Review Committee, and review the relevant sections of the Comprehensive Plan and Subdivision Ordinance.</p> <p>Prior to making a motion to recommend to the City Council approval or denial of the minor subdivision, the Planning Commission should make specific findings to support their recommendation in the topical areas outlined within their list of considerations.</p> <p>If those findings are favorable, the Planning Commission should pass a motion to recommend approval to the City Council. (See example motion) If the</p>	

	<p>findings are unfavorable, and the Planning Commission feels that significant changes are necessary, the matter could be tabled at a future meeting date allowing sufficient time for revisions to be made and reviewed.</p> <p>Any preliminary comments or changes will be incorporated into the final plat.</p>
<p>Required Action:</p>	<p>Pass a motion forwarding a recommendation to the City Council for approval of the minor subdivision.</p> <p><u>Example Motion:</u></p> <p>Motion by _____, second by _____ that, based on the findings of fact presented here today, and in the public’s best interest, the Planning Commission does hereby forward to the City Council a recommendation to approve the minor subdivision of Hawkinson Commercial Development Second Addition.</p> <ul style="list-style-type: none"> • <i>Any additional revisions the Planning Commission sees as necessary</i>
<p>Attachments:</p>	<ul style="list-style-type: none"> • Proposed Minor Subdivision and Associated Documents • Site Map