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REQUEST FOR CITY COUNCIL CONSIDERATION

AGENDA DATE: February 28, 2022
AGENDA ITEM: Consider approval of the final plat of My Place Hotel Maturi Addition.
PREPARED BY: Community Development Department

BACKGROUND:

A proposed minor subdivision entitled My Place Hotel Maturi Addition was submitted by Mr. Craig Larsen, Legacy Design Group, and Mr. Craig Maturi, manager Maturi Properties LLC. (property owner) and filed with the City on January 7, 2022. The property included within the preliminary plat is 8.67 acres in area and its location can generally be described as: the remaining undeveloped portion former K-Mart property.

The subject property is a replatting of part of a larger subdivision, Hartley Addition (12.85 acres), which consisted of 3 lots. Lots 2 and 3 of Hartley Addition were sold and developed with a Thrifty White Pharmacy and Culver's restaurant respectively. A portion of Lot 1 (1.9 acres) was parceled off, and developed into Anytime Fitness/Rapid Nutrition & Coffee in 2019. Previously this unplatted area, had been home to Goldfines Department Store (1971-1979), and then K-Mart (closing in 2014).

The plat petitioner has indicated that of the four proposed lots within this minor subdivision:

- Lot 1 will be occupied by the existing Anytime Fitness/Rapid Nutrition & Coffee building.
- Lots 2 and 4 will be marketed for sale/future development.
- Lot 3 will be developed with a My Place Hotel.

The current GB (General Business) zoning designation is appropriate for intended uses, thus no additional changes are needed. The Comprehensive Plan's general vision for land use in the area of this proposed minor subdivision is that of Highway Commercial, which is consistent with the current zoning and proposed uses of the property.

The staff subdivision review committee, consisting of the City Engineer/Public Works Director, Fire Chief, Grand Rapids PUC, Parks and Recreation Dept. and Community Development Dept., reviewed the preliminary plat/minor subdivision for technical standards and found that it substantially complies with the City's subdivision requirements.

There were, however, several comments/recommendations to be addressed and requested for plat approval. The majority of identified items were addressed by the petitioner prior to the Planning Commissions review of the minor subdivision, and are summarized as follows:

- Updating of city plat signatories.
- Lot area updates.
- Addition of public electrical infrastructure to preliminary plat.
- Establish utility easements (three) for existing electrical infrastructure.
- Acknowledge requirement/need for private cross-access parking agreements for lots sharing drive lanes and parking.
- Within the Plat Development Agreement: Require the public water line within the eastern 1/3 of Lot 4, Block 1, with development of lot, to be relocated into existing 45 ft. utility easement.

At a special meeting on February 15, 2022, the Planning Commission took up consideration of the minor subdivision/preliminary plat and conducted a public hearing. During the public hearing portion of the meeting there were several property owners with concerns pertaining to:

- Private cross-access parking agreement in and around the area of the plat, more specifically, the 50 ft. wide portion of Lot 4, Block 1 that extends north to 10th Street SW. Generally, the concerns identified, pertained to how the proposed development of the plat lot would impact ingress and egress to adjacent properties (members of CIC #16/Boardwalk Center and Pokegama Liquor), as well as how shared parking areas and numbers would be impacted by new development.
- Additionally, concerns were expressed about pedestrian safety along the portion of 2nd Avenue SW adjacent to the subdivision, and the extra traffic this area would see due to development.

From a staff perspective, the concerns identified pertained to a private agreement attached to the surrounding properties, and do not pertain to the requirements of the Subdivision Ordinance. The approval of the proposed subdivision will not impact the private agreement.

Secondly, the concerns expressed about pedestrian safety along the portion of 2nd Avenue SW, were due to the lack of sidewalks in this section of road (between 10th St. SW and just north of 13th St. SW) and the proposed redevelopment of the property proposed for the subdivision. The City is looking into the timing/staging of adding sidewalk in the stretch from where it currently terminates (behind the Pokegama Plaza building (old Sears location)) to 10th Street SW/Golf Course Road, which are incorporated into the Subdivision Agreement.

Upon conclusion of the public hearing, the Planning Commission found the minor subdivision to be in compliance with the City Code, and forwarded a recommendation to the City Council for approval of the minor subdivision entitled My Place Hotel Maturi Addition, contingent upon the execution of the associated Subdivision Agreement, and the review of pedestrian safety needs in the 2nd Avenue SW area, adjacent to the minor subdivision.

The attached draft resolution, which is in the affirmative for approval of the minor subdivision, also includes the following conditions for approval (which are typical with most subdivision approvals by the City):

- The execution of the associated Subdivision Agreement.
- The review of pedestrian safety needs in the 2nd Avenue SW area, adjacent to the minor subdivision.

The public improvements listed in the Subdivision Agreement, and their triggers for implementation are as follows:

- Prior to the development of Lot 4, Block 1 the existing public water main shall be relocated within existing 45 ft. utility easement on the east edge of Lot 4, Block 1 as approved by the City Engineer.
- Prior to the development of either Lot 2 or Lot 4, Block 1, public storm sewer shall be provided within easements dedicated to serve said lots, as approved by the City Engineer.
- At the time of development of Lot 2, Lot 3, or Lot 4, Block 1, a six foot wide, concrete sidewalk, shall be constructed within the 2nd Avenue SW right-of-way, along the full length of said Lots, as approved by the City Engineer.

ATTACHMENTS:

Final Plat
Resolution
Subdivision Agreement
Minor Subdivision Application
Area Maps
Planning Commission Mtg. Minutes (draft)

REQUESTED COUNCIL ACTION:

Pass a motion accepting the recommendation of the Planning Commission and adopting the attached resolution approving the Final Plat of “My Place Hotel Maturi Addition” and authorize the Mayor and City Clerk to sign the plat documents and associated Subdivision Agreement.