



Planning Commission Staff Report

Agenda Item #1	Community Development Department	Date: 2/15/2022
Statement of Issue:	Conduct a public hearing to consider the preliminary plat of My Place Hotel Maturi Addition.	
Background:	<p>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. A complete legal description of the subject property is included with the proposed minor subdivision documents.</p> <p>The subject property was part of a greater minor subdivision petition in 2016: Hartley Addition (12.85 acres) which consisted of 3 lots. Lots 2 and 3 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).</p> <p>The plat petitioner has indicated that of the four proposed lots within this minor subdivision:</p> <ul style="list-style-type: none"> • 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. <p>The current GB (General Business) zoning designation is appropriate for intended uses, thus no additional changes are needed.</p> <p>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.</p> <p>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., has reviewed the preliminary plat/minor subdivision for technical standards and found that it substantially complies with the City's subdivision requirements.</p>	

	<p>There were, however, several comments/recommendations to be addressed and requested for plat approval, listed as follows:</p> <ol style="list-style-type: none"> 1. <u>Signatory Page</u>: Dale Christy (Mayor) and Kimberly Gibeau (City Clerk). 2. Proposed lot areas, for Lots 3 & 4, appear to be reversed. 3. Private, cross-access parking agreements will be required to recorded against all lots to allow for parking lots to connect together, allowing seamless transition between lot, <u>if proposed</u> with development. 4. Within the Plat Development Agreement: Require the water line within the eastern 1/3 of Lot 4, Block 1 (backwards/upside-down “L” in former K-Mart parking lot area) to be to be relocated within existing 45 ft. easement, prior to development of Lot 4, Block 1. 5. Graphically depict/add electrical system on preliminary plat: (electric infrastructure required to be within easements). 6. 20 ft. utility easement centered on lot line between Lot 3 and 4, Block 1. (for existing electric line) 7. 10 ft. utility easement for electric line (west to east): located approximately 60 ft. north of the SE corner of Lot 2, Block 1, crossing the northern extension of Lot 4, Block 1 at this point. 8. 10 ft. utility easement for electric line (north to south): Extending from SE corner of Lot 3, Block 1, crossing the western extension of Lot 4, Block 1 at this point, to the proposed 30 ft. utility easement. <p>Because this property was previously platted (2016), the parkland dedication fee required by the Subdivision Ordinance has already paid to the City.</p>
<p>Considerations:</p>	<p>When reviewing the minor subdivision, the Planning Commission needs to make findings as to whether or not the preliminary plat conforms to the subdivision ordinance and if it is consistent with the Comprehensive Plan.</p>
<p>Recommendation:</p>	<p>Staff recommends that the Planning Commissioners; review the preliminary plat/minor subdivision 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, and giving consideration, also, to the supplemental list provided.</p> <p>If those findings are favorable, the Planning Commission should pass a</p>

	<p>motion to recommend approval to the City Council. (See example motion) If the findings are unfavorable, and the Planning Commission feels that significant changes are necessary, the matter could be tabled to a future meeting date allowing sufficient time for revisions to be made and reviewed.</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 My Place Hotel Maturi Addition; <i>(Contingent upon the applicant making the following corrections/clarifications):</i></p> <ul style="list-style-type: none"> • <i>All of the changes recommended by the Review Committee, listed in the Staff Report</i> • <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