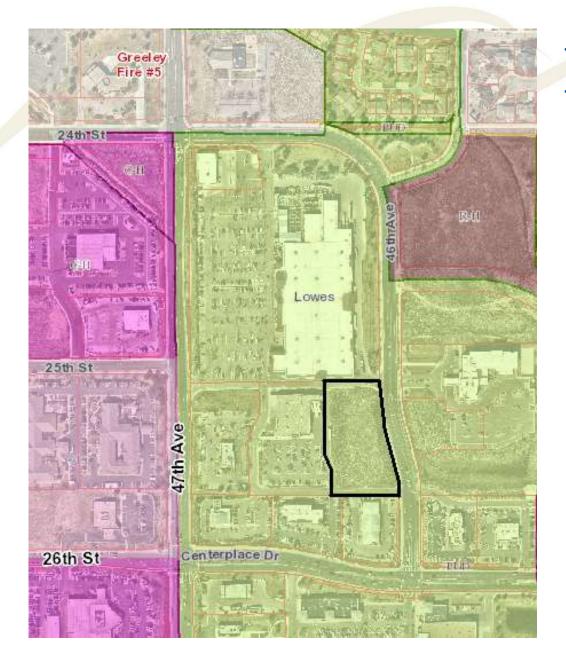
Suffolk Subdivision 4th Filing, 1st Amendment Combined Preliminary & Final PUD (PUD2020-0013)

City Council June 15, 2021





Location

- West of 46th Avenue between 24th Street &
 Centerplace Drive
- 2.16 acre site
- Surrounding land uses:
 - North: Retail (Lowe's Home Improvement)
 - South: Auto repair (Firestone Complete Auto Care)
 - East: Restaurant (The G.O.A.T. Sports Bar)
 - West: Retail (Goodwill)





Site Photos

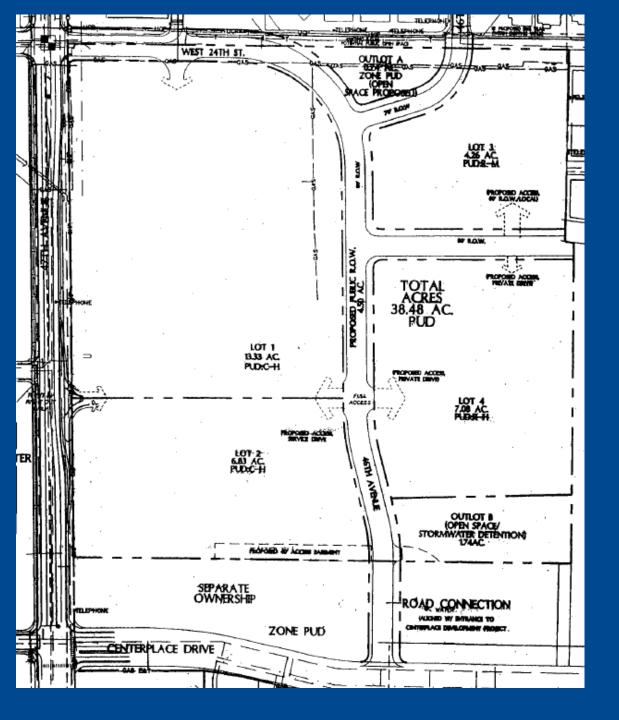




Site Photos







Background

- Suffolk Preliminary PUD:
 - Encompassed 38.48 acres of land & identified 4 lots
 & 2 outlots
 - Subject site was originally part of Lot 2, which allowed uses permitted in C-H zone district
- Request:
 - Replat of the Suffolk Subdivision, 4th Filing
 - Combined Preliminary & Final PUD for a 3,174
 square foot auto repair facility



AND SEWER EASEMENT REC. NO. 3176444 PRIVATE DRIVE 25' ACCESS EASEMENT! REC. NO. 3432357 200.09' S89' 15' 30"W 15' DRAINAGE EASEMENT REC. NO. 3432357 SUFFOLK WINOR SUB 16" UTILITY EASEMENT REC. NO. 3946488 ZONING: PUI ACCESS EASEMENT-REC. NO. 3432357 41' NO BUILD EASEMENT REC. NO. 3176444 L=117.72 R=490.00 /=013'45'52" CH=N7" 37" 26"W CHL=117.43 LOT 1 30' UTILITY, DRAINAGE AND ACCESS EASEMENT 68,261 SF 1.567 ACRES 15' LOT 1A, SUFFOLK SUBDIVISION, FOURTH FILING LOT 2A, SUFFOLK SUBDIVISION FOURTH FILING ZONING: PUD 46TH AVENUE 226.88' NB9' 58' 52"W R=87.13 4-012'39'33" CH=\$12' 37' 57"E CHL=19.21 32.65 L-28.12 L-62.53-R=410.00 LOT 2 A-008'44'20" CH=\$10" 46" 20"E 25,627 SF N10" 08' 12"W CHL-62.47 EXCLUSIVE WATER EASEMENT REC. NO. 3176444 L=16.59 A=013'04'36" L-19.53-L=103.90 CH-S11' 21' 03'E R=22.90 R=410.00 CHL=16,55* 4-048'51'04" 10' EXCLUSIVE WATER EASEMENT A=014'31'11" CH-N65' 42' 29'E CH-N7" 14" 47"W CHL=18.94 CHL-103.62" L 20 1 AND SEWER EASEMENT REC. NO. 3176444 1-18.84 R=15.00 PRIVATE DRIVE A-071'58'37" CH=\$53" 52" 40"E N00' 00' 50"E A-005'46'51" 10" ACCESS AND EXCLUSIVE CH-N2' 52' 37"W WATER EASEMENT REC. NO. 343235 CHL-41.35

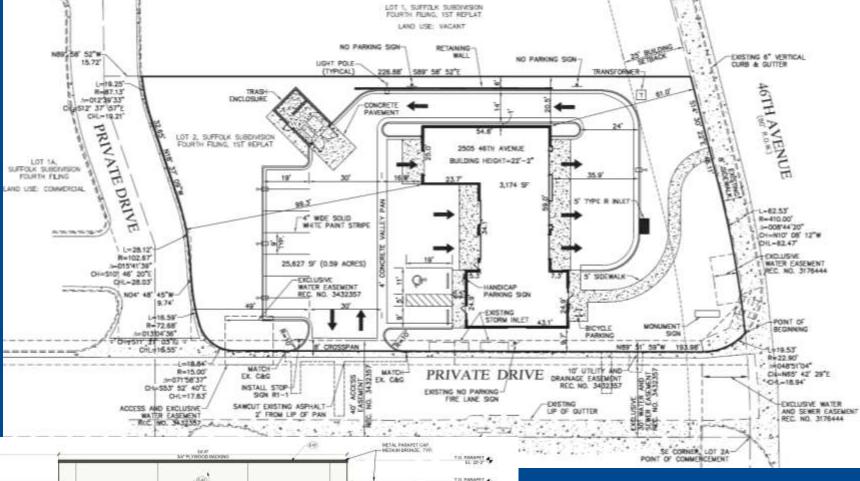
Plat

Replat would subdivide Lot 2A as follows:

- Lot 1 1.57 acres
- Lot 2 0.59 acres
- Proposed auto repair facility would be situated on newly platted Lot 2
- Lot 1 would be developed at a later date & require a separate Preliminary & Final PUD approval (would still allow land uses permitted in C-H zone district)



Site Data







Approval Criteria

Preliminary PUD Criteria – Section 24-663		
A)	Area of proposed PUD shall be of substantial size to permit its design & development as a cohesive unit & establish it as a meaningful part of community (minimum size of 2 acres).	
	Subject site is approximately 2.16 acres in size, however corresponding replat would create smaller lots. Because property is already zoned PUD and allowed uses have been established for both proposed lots, staff feels this still aligns with spirit of the Code.	
B)	Consistency with City's Comprehensive Plan?	
	Proposal aligns with Comprehensive Plan objectives: • GC-1.2 – Form of Growth • GC-1.3 – Adequate Public Facilities • GC-4.3 – Infill Compatibility	



Approval Criteria

Section 24-673 Substantial Conformance with Preliminary PUD		
YES	1. Building Elevations	
	Similar design as existing structures in area.	
YES	2. Landscaping	
	Site would contain 42% open space (standard commercial requirement is 20%).	
YES	3. Signage	
	Sign regulations to comply with C-H zone district.	
YES	4. Photometric Plan	
	Propose 5 freestanding lights with maximum height of 20'.	
YES	5. Parking	
	Stall count (9 spaces) meets minimum requirement.	



Recommendation

NOTICING

- Notice letters were mailed to 18 property owners within 500 feet of site
- Signs were posted on the site & newspaper notice was published on May 19
- No citizen input received
- Planning Commission unanimously recommended approval at May 25 hearing

MOTION

Based on the project summary and accompanying analysis, the proposed combined Preliminary and Final PUD for an auto repair use, located at 2505 46th Avenue, and a final plat and site plan, for the Suffolk Subdivision 4th Filing, 1st Amendment, is in compliance with the Development Code and is therefore approved.

