



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 16, 2017

Re: Schilb Antiquarian PD Development Plan (Case #17-211)

## Executive Summary

Approval of this request will result in the creation of the 2-lot, "Schilb Antiquarian PD Plan."

## Discussion

The applicant is seeking approval of a PD (Planned District) development plan for a 2-lot office and commercial development. The subject lot was previously included in the Stoney Creek C-P plan as a vacant lot for development purposes. This request would divide the existing lot into two parcels, with the Schilb Antiquarian building on Lot 2A1 and an office building on Lot 2A2.

Access to the property will be provided from Old Route K, on the northwest side of the lot, via an existing access easement to Lot 2A2, and a newly-created extension of the easement to serve Lot 2A1. The existing easement allowed access through the property to the south for the Waffle House restaurant. Subdivision of the lot creates a need for an extension of the easement to the north. The easement extension is depicted on the plan for informational purposes, and extends to the southwest, along the property boundary between Lots 2A1 and 2A2, to allow access to rear parking areas for both properties.

If the PD plan is approved, a replat of the property will be required to create the individual lots proposed for each of the dwelling units. Such replat would include dedication of the additional right of way for Stadium Boulevard and be subject to standard subdivision review requirements. A performance contract guaranteeing the installation of public infrastructure within 3 years would accompany the replat.

The Planning and Zoning Commission considered this request at their September 21, 2017 meeting. Commissioners inquired about why all the required screening was included on Lot 2A1. The applicant's representative explained that the location of the access easement along with a number of utility facilities made it impossible to screen the parking and driveway on Lot 2A2. Following limited additional discussion, the Commission voted unanimously (8-0) to recommend approval of the PD plan.

A copy of the Planning and Zoning Commission staff report, locator maps, design parameters, PD development plan, and meeting excerpts are attached.



## Fiscal Impact

Short-Term Impact: Limited. Public infrastructure is already in place for the development.

Long-Term Impact: Limited. Increased costs in public safety and solid waste services may or may not be offset by increased property taxes and user fees.

## Strategic & Comprehensive Plan Impacts

### Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
9/9/2002	Ord. 17420: Approved the Stoney Creek C-P Development Plan Ord. 17421: Approved the Stoney Creek Subdivision Final Plat

## Suggested Council Action

Approve the "Schilb Antiquarian PD Plan," as recommended by the Planning and Zoning Commission.