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ORDINANCE NO. O-1415-11

ITEM NO. 10b

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Aria Development, L.L.C.
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	C-2, General Commercial District
SURROUNDING ZONING	North: C-2, General Commercial District East: C-1, Local Commercial District South: RM-4, Mobile Home Park District West: A-2, Rural Agricultural and Flood Plain District
LOCATION	Southeast corner of W. Main Street and 48 <sup>th</sup> Avenue S.W.
SIZE	2.1395 acres more or less
PURPOSE	Two-story attached single-family lofts
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Office and Multi-Family Dwellings East: Mini-Storage and Mobile Homes South: Nursing Homes, Power Station West: Agricultural, Mini-Storage
LAND USE PLAN DESIGNATION	In the Current Service Area

**SYNOPSIS:** This application is for the platting and development of a vacant lot located at the southeast corner of 48<sup>th</sup> Avenue SW and West Main Street. The applicant is requesting to rezone from C-2, General Commercial District to a Planned Unit Development (PUD).

The applicant proposes to construct twenty single-family attached homes. Each unit will have an attached two car garage with additional parking on-site for guests.

**ANALYSIS:** The PUD Narrative includes the following:

1. USE: The site is approximately 2.14 acres for 20 two-story single-family attached homes with five units in each of the four buildings.
2. OPEN SPACE: The open space for the site is 0.45 acres which is 21% of the total site.
3. DESIGN: Setbacks per the PUD are a minimum 27 feet along 48<sup>th</sup> Avenue NW and 20 feet along West Main Street and 10 feet along the eastern and southern property lines.
4. PARKING: Each dwelling will have a two car garage and a two car drive. The parking requirement per dwelling is met with the garage parking per dwelling and additional space in front of each dwelling. An additional 15 parking spaces are provided for guests.
5. PHASES: Per the PUD the development may be built in phases as the market absorbs each building.
6. SIGNS: One monument sign will be placed on each side of the entrance to the development on West Main Street.
7. FENCING: A six foot privacy fence will be constructed on the south property line. On the east side of the site there is an existing privacy wall that is part of the mini-storage building.

**ALTERNATIVES/ISSUES**

- **IMPACTS:** This site was originally planned as part of a large commercial corner under the NORMAN 2025 Land Use & Transportation Plan, however, it never evolved as a commercial corner. Prior to this proposal it was rezoned from C-1, Local Commercial District, to C-2, General Commercial District with Special Use for Mini-Storage and approved by Council as Ordinance No. O-0708-48 on July 22, 2008.

This area has developed more residential and office uses rather than commercial uses in recent years; north of the site there are offices that front apartments and north of that single family dwellings. A nursing home and a vet clinic are located northeast of the site. South of the site is another nursing home and an electrical substation. West of the site, across 48<sup>th</sup> Avenue SW is farm land. At the northwest corner of 48<sup>th</sup> Avenue SW and West Main Street is a mini-storage and single family dwellings. To the east there is a mini-storage, law office and mobile home park.

- **ACCESS:** Primary access is off West Main Street and a secondary, 'exit only', access off 48<sup>th</sup> Avenue SW. No negative traffic impacts are anticipated.
- **SITE PLAN:** The PUD narrative and Master Site Development Plan for this development will be the guidelines to regulate this development. All design guidelines will be regulated by the PUD including: required setbacks, landscaping, bike racks, access, dumpster locations, parking requirements, open space.

## **OTHER AGENCY COMMENTS**

- **PARK BOARD:** Park Board will hear this proposal on Thursday, October 2, 2014; the applicant is proposing a fee-in-lieu of parkland dedication.
- **PUBLIC WORKS:** All public works improvements will be met. As proposed, water, sewer, and sidewalk requirements are satisfactory. The dumpster will be located in the south end of the parking lot in the east end of the hammer head aisle.
- **GREENBELT COMMISSION:** The Greenbelt Commission met on August 18, 2014 and reviewed the application for GBC14-17, West Main Lofts for Aria Development. The Greenbelt Commission reviewed the statement and forwards without further comment.
- **PREDEVELOPMENT:** The Predevelopment meeting for this proposal was held on August 25, 2014 at 5:30 p.m.; no neighbors attended the meeting.

**STAFF RECOMMENDATION:** This development proposal is similar to development in the vicinity. This area consists of residential developments, both single-family and multi-family. There also are less intense commercial businesses such as mini-storage, nursing homes, offices, and a vet clinic. This development is compatible with surrounding uses. Staff supports the rezoning request and recommends approval of Ordinance No. O-1415-11.