



Legislation Details (With Text)

**File #:** PP-2021-8    **Version:** 1    **Name:** Park Hill Mixed Use, PUD Prelim Plat  
**Type:** Preliminary Plat    **Status:** Passed  
**File created:** 2/9/2021    **In control:** City Council  
**On agenda:** 4/27/2021    **Final action:** 4/27/2021  
**Title:** CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT FOR PARK HILL MIXED USE ADDITION, A PLANNED UNIT DEVELOPMENT. (LOCATED AT THE SOUTHEAST CORNER OF EAST TECUMSEH ROAD AND 12TH AVENUE N.E.)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. City Council Staff Report, 2. Table, 3. Location Map, 4. Preliminary Plat, 5. Preliminary Site Devel Plan, 6. Staff Report, 7. Transportation Impacts, 8. Pre-Development Summary, 9. 3-11-21 PC Minutes

Date	Ver.	Action By	Action	Result
4/27/2021	1	City Council		
3/11/2021	1	Planning Commission	Recommended for Adoption at a subsequent City Council Meeting	Pass

CONSIDERATION OF APPROVAL, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF A PRELIMINARY PLAT FOR PARK HILL MIXED USE ADDITION, A PLANNED UNIT DEVELOPMENT. (LOCATED AT THE SOUTHEAST CORNER OF EAST TECUMSEH ROAD AND 12TH AVENUE N.E.)

**BACKGROUND:** This item is a preliminary plat of Park Hill Mixed Use Addition, a Planned Unit Development, located at the southeast corner of the intersection of 12th Avenue N.E. and East Tecumseh Road. The property consists of 4.1539 acres and the corner lot is to be used for a mini-storage facility and two (2) residential lots adjacent to Frederick Drive. Also, there is a proposed common area and a detention facility.

Planning Commission recommended approval of the preliminary plat for Park Hill Mixed Use Addition, a Planned Unit Development.

**DISCUSSION:** The mixed-use (29,284 square feet of self-storage and two residential lots) in this preliminary plat are expected to generate approximately 102 trips per day, 15 AM peak hour trips, and 11 PM peak hour trips. The traffic capacity on the affected roadways exceeds the demand for existing and proposed trips as a result of this development. No negative traffic impacts are anticipated on these facilities. **(SEE ATTACHED TABLE)**

Being that this addition generates well below the threshold for when a traffic impact study is required, the number of trips to be generated by the two uses was determined by Staff. From these calculations, it was determined that no traffic impact on existing facilities is expected.

**PUBLIC IMPROVEMENTS:**

1. **Fire Hydrants.** Fire hydrants will be installed in accordance with approved plans.
2. **Permanent Markers.** Permanent markers will be installed prior to the final plat being filed of record.
3. **Sanitary Sewers.** New sanitary sewer mains will be installed in accordance with approved plans and City and State Department of Environmental Quality standards.
4. **Sidewalks.** Sidewalks will be constructed adjacent to all public streets.
5. **Storm Sewers.** Storm sewers and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Storm water runoff will be conveyed to a proposed privately-maintained detention facility.
6. **Streets.** Streets will be constructed in accordance with approved plans and City paving standards. Twelfth Avenue N.E. is existing. It is anticipated that East Tecumseh Road will be deferred with final platting.
7. **Water Main.** Water mains will be installed in accordance with approved plans and City and Department of Environmental Quality standards. There is an existing 24-inch (24") water main adjacent to East Tecumseh Road and an eighteen-inch (18") water main adjacent to 12th Avenue N.E.

#### **PUBLIC DEDICATIONS.**

**Rights-of Way and Easements.** All rights-of-way and easements will be dedicated to the City with final platting.

**RECOMMENDATION:** Staff recommends approval of the preliminary plat of Park Hill Mixed Use Addition, a Planned Unit Development.