



Legislation Text

File #: PP-1617-10, **Version:** 1

CONSIDERATION OF A PRELIMINARY PLAT FOR 211 BOYD, A PLANNED UNIT DEVELOPMENT (A REPLAT OF LOTS 35 THROUGH 42, BLOCK 2, LARSH'S UNIVERSITY ADDITION). (GENERALLY LOCATED AT THE NORTHWEST CORNER OF BOYD STREET AND DEBARR AVENUE)

BACKGROUND: This item is a preliminary plat for 211 Boyd Addition, a Planned Unit Development (a replat of Lots 35 through 42, Block 2, Larsh's University Addition) and is located at the northwest corner of the intersection of Boyd Street and DeBarr Avenue. The property consists of .64 acres and one (1) lot. The proposed use is retail, restaurant, offices and a parking garage.

Planning Commission, at its meeting of June 8, 2017, recommended to City Council placing this property in the PUD, Planned Unit Development and removing it from C-1, Local Commercial District and C-2, General Commercial District. In addition, Planning Commission recommended to City Council that the preliminary plat for 211 Boyd Addition, a Planned Unit Development (a replat of Lots 35 through 42, Block 2, Larsh's University Addition) be approved.

DISCUSSION: The multi-story, mixed-use site plan is proposed to contain 31,044 square feet of office space, 3,764 square feet of retail space, 2,019 square feet of restaurant space, and an internal parking garage that will service the proposed development, while providing an additional 182 parking spaces toward a Campus Corner parking solution. The location of this project is proposed for the northwest corner of the intersection of Boyd Street with DeBarr Avenue. Primary access to the development will be from one access to DeBarr Avenue. Based on analysis (provided in Attachment 1), this application will generate 1,848 trips per day, 215 AM peak hour trips, and 279 PM peak hour trips. As such, the trip generation potential for this development is above the threshold for when a traffic impact study is required. 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.

A traffic impact study was completed by traffic engineering consultants and submitted for the subject development. This study was received on April 12, 2017. The traffic study concluded that no off-site improvements are necessary in order to support the traffic that will be generated by the development as proposed. The study did identify some delay for traffic accessing Boyd from DeBarr but also noted that capacity exists to the north along DeBarr to Duffy that would be utilized, once traffic learns that this is an easier path. The trip generation for the retail and restaurant portions of the site included some reductions for pedestrian trips.

Finally, the traffic study recommended against on-street parking in front of the proposed building. While this might be in keeping with the character of other development along Boyd Street, the relatively small number of spaces added would be more than offset by the difficulty imposed on traffic attempting to access Boyd from either DeBarr or the alley, because cars parked in these spaces would intrude into the sight triangles for either intersection along Boyd.

Public improvements for this property consist of the following:

Fire Hydrants. A fire hydrant may be required subject to the design of the fire suppression system. It's location will be determined by the Fire Department.

Permanent Markers. Permanent markers will be installed prior to the final plat being filed of record.

Sanitary Sewers. A sanitary sewer main is existing.

Sidewalks. Sidewalks will be constructed as needed adjacent to Boyd Street and DeBarr Avenue.

Storm Sewers. There is less impervious area proposed for the property than was previously. Additional drainage improvements are not required.

Streets. Boyd Street and DeBarr Avenue are existing. Existing drive approaches will be removed. Street curbing will be constructed where existing drive approaches were located.

Water Mains. Water mains are existing.

Public Dedications: All rights-of-way and easements will be dedicated to the City with final platting.

STAFF RECOMMENDATIONS: Based on the above information, staff recommends approval of the preliminary plat for 211 Boyd Addition, a Planned Unit Development (a replat of Lots 35 through 42, Block 2, Larsh's University Addition) subject to adoption of O-1617-39.