



Legislation Details (With Text)

File #:	19-3394	Version:	2	Name:	Review and Consideration of a Request to Approve a Minor Modification of the Development Plan for Vistas at Walnut Ridge located at 3311 E. Broad Street; Brad Lehman of MJ Thomas Engineering, LLC on behalf of Sonal Desai of Matlock Crossing, LIC (ZC#16-02
Type:	Consideration Item	Status:			Passed
File created:	12/19/2019	In control:			City Council
On agenda:	1/27/2020	Final action:			1/27/2020
Title:	Review and Consideration of a Request to Approve a Minor Modification of the Development Plan for Vistas at Walnut Ridge located at 3311 E. Broad Street; Brad Lehman of MJ Thomas Engineering, LLC on behalf of Sonal Desai of Matlock Crossing, LIC (ZC#16-024A) (Tabled from January 13, 2020)				
Sponsors:	Joe Smolinski, Matt Jones, Lisa Sudbury				
Indexes:					
Code sections:					
Attachments:	1. Maps and Supporting Information, 2. Exhibits A - D ZC#16-024A, 3. Previously approved PD				

Date	Ver.	Action By	Action	Result
1/27/2020	2	City Council	Approved	Pass
1/13/2020	1	City Council	Tabled	Pass

Review and Consideration of a Request to Approve a Minor Modification of the Development Plan for Vistas at Walnut Ridge located at 3311 E. Broad Street; Brad Lehman of MJ Thomas Engineering, LLC on behalf of Sonal Desai of Matlock Crossing, LIC (ZC#16-024A) (Tabled from January 13, 2020)

January 13, 2020

To review and consider the subject request for a minor modification to an approved planned development.

January 27, 2020

The City Council discussed this minor amendment at the January 13, 2020, meeting and voted 7-0-0 to table the request to consider restricting some uses for the site. No changes have been made to the plans. In an email, the applicant offered to strike the following uses: donut shop, dry cleaners, vape shop and nail salon from the C-2 uses available..

Staff recommends approval.

The subject property consists of approximately 1.48 acres addressed as 1311 E Broad Street, known as the Vistas of Walnut Ridge Planned Development (PD) District. It is Lot 5, Block 1, next door to Hat Creek Burgers, located on E Broad Street, east of Cannon Drive. The original development plan for this property was approved in 2016 with a proposed 13,490 square foot specialty grocers (Natural Grocers).

There have been site plans approved for restaurant/retail and eating place with drive through on the adjacent portion of the site, which have been constructed. The applicant is requesting minor modification in order to change the previously approved plan for this lot from one single-story 13,490 sq. ft. specialty grocers to one single story, 11,235 sq. ft. strip retail building fronting on E Broad Street. Since the new plan is for a change in use from the detailed site plan/PD, staff wanted Council to review and consider the minor modification to the PD.

Site Plan

This lot will include a single-story 11,235 sq. ft. retail building. The building will be served by a 59-space parking lot. Parking is in the front and rear of the proposed building. Access is provided via E Broad, Cannon Drive and a shared access easement from Cannon Drive situated to the north of the property. A 6 foot Sidewalk provides access around the building on the north, west and south sides. There is also a sidewalk out to E Broad Street from the front of the building.

The trash enclosure will be located in the northeastern portion of the property and meets the screening and enclosure requirements of the Zoning Ordinance.

Elevations

In this PD, building facades are required to meet the minimum standards of the C-2 district, at 70%. This building complies with 76% masonry. The applicant has provided elevations showing buildings that include a mix of brick, stone, and EIFS, accented by architectural metal panels on the tower and awnings. The buildings include varied wall heights and a series of wall plane recesses and projections. Soldier courses and cast stone moldings separate building materials vertically and the building includes windows on the south elevation. The elevations meet the architectural requirements of the PD.

Landscape Plan

The Landscape Plan includes a mixture of Shumard Red Oak and Cedar Elm trees in the landscape setback along Broad Street, shrubs to screen the parking lot from Broad, and a mix of Shumard Red Oak and Cedar Elm, as well as shrubs, in the parking lot islands. Shrubs and trees are also planned around the trash enclosures.

Summary and Recommendation

Overall, the new plan is less intense with a decrease in building size and a slight increase in parking. The landscape plan is similar to the approved Development Plan as it meets the C-2 requirements. The signage will meet C-2 requirements, as well. Staff recommends approval.

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