



Case # S-814-22

Second Creek Village Amendment No. 6 Subdivision Plat

Location: NEC Chambers & E 104th Ave.
Applicant: Thompson Thrift
Request: Subdivision Plat

Public Hearing Summary

- Traditionally, subdivisions are reviewed and approved administratively in accordance with the City's Land Development Code (LDC).
- Public and Council notification is part of the administrative approval – prior to approval.
- §21-3241 (4) – allows for public hearings by request of public, public entities, the CD Director, or City Council.
- City Council requested this public hearing

Case Summary

- **Project Size:** 2.43 Acres
- **Existing Zoning:** PUD (Second Creek Village)
- **Future Land Use Designation:** Commercial
- **Request:** Subdivision Plat to replat two commercial lots into three commercial lots.

- Pad site on southeast corner of area is undeveloped; intent is to make this lot more marketable for prospective users as a separate lot

- No new user identified; no development proposed with this plat

Zoning Map & FLUP



Zoning: PUD



Future Land Use: Commercial

Site Photos

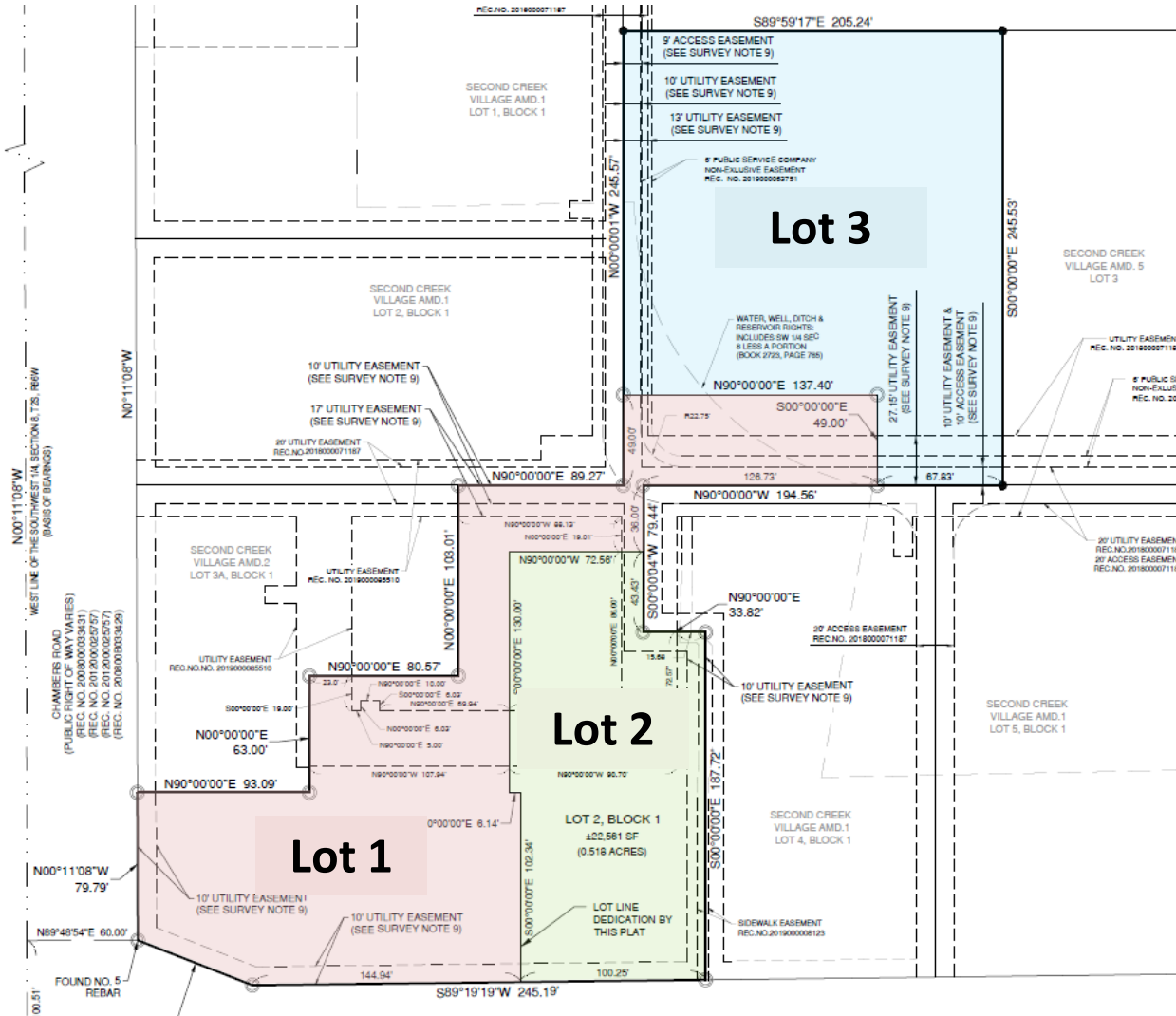


Site Photos



Proposed Lot 2

Proposed Plat



Proposed Plat

- **Lot 1:** Developed with multi-tenant commercial
- **Lot 2:** For future commercial development
- **Lot 3:** For future commercial development
- All lots meet the standards of the PUD.
- No changes to the drive aisles, parking, access points, drainage, etc.

Approval Criteria Sec. 21-3241.(3)

(a). The subdivision is consistent with any approved rezoning, concept plan or PUD Zone Document;

- This application is consistent with the Second Creek Village PUD. It the proposed lots would meet minimum lot standards identified in the PUD.

MEETS CRITERIA

(b). The subdivision is consistent with and implements the intent of the specific zoning district in which it is located;

- This subdivision is consistent with the intent for this area as a commercial district in the PUD allowing for a variety of retail, commercial, and office uses.

MEETS CRITERIA



Commerce
CITY

Approval Criteria (cont.)

(c). There is no evidence to suggest that the subdivision violates any state, federal, or local laws, regulations, or requirements;

- No evidence that the subdivision violates any laws, regulations, or requirements.

MEETS CRITERIA

(d). The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, and otherwise accomplishes the purposes and intent of this land development code;

- This plat will not increase land disturbance or negatively impact open space/vegetation & riparian areas.

MEETS CRITERIA



Approval Criteria (cont.)

(e). The subdivision complies with all applicable city standards and does not unnecessarily create lots or patterns of lots that make compliance with such standards difficult or infeasible;

- This plat will not create new lots that make compliance with standards difficult – one lot is already developed, and the other two undeveloped lots will be able to develop in conformance with the PUD.

MEETS CRITERIA

(f). The subdivision: (i) Will not result in a substantial or undue adverse effect on adjacent properties, traffic conditions, parking, public improvements, either as they presently exist or as they may in the future exist as a result of the implementation of provisions and policies of the comprehensive plan, this land development code, or any other plan, program or ordinance adopted by the city; or. (ii) Any adverse effect has been or will be mitigated to the maximum extent feasible;

- Staff find this application meets (i) above. No undue adverse effects of this plat have been identified.

MEETS CRITERIA

Approval Criteria (cont.)

(g). Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development;

- This application was reviewed through the DRT referral process, and no outstanding concerns remain from City or external agencies.

MEETS CRITERIA

(h). A development agreement between the city and the applicant has been executed and addresses the construction of all required public improvements; and

- No development agreement is required for this plat – all necessary public improvements have been installed through previous filings.

MEETS CRITERIA

(i). As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

- N/A

MEETS CRITERIA

PC Recommendation

This plat was presented to the Planning Commission on 01/03/23.

The Planning Commission recommends **approval** of the Second Creek Village Amendment No. 6 Subdivision Plat.

Alternatives:

- Approve the application with conditions;
or
- Deny the application.

Suggested Motion

I move that the City Council enter a finding that the Second Creek Village Amendment No. 6 Subdivision Plat for the subject property contained in case S-814-22 meets the criteria of the Land Development Code and, based upon such finding, approve Resolution No. 2023-011.





Staff and the applicant are available to answer any questions.

