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In Control: City Council

File Type: Resolution

A RESOLUTION APPROVING SECOND CREEK VILLAGE, AMENDMENT NO. 6 FINAL SUBDIVISION PLAT TO CREATE THREE LOTS FROM TWO EXISTING LOTS, CONSISTING OF 2.4 ACRES, LOCATED GENERALLY AT THE NORTHEAST CORNER OF CHAMBERS ROAD AND EAST 104TH AVENUE

Summary & Background

The requested commercial subdivision plat (Second Creek Village Amendment No. 6) will create three commercial lots from two existing commercial lots, for future development. The subject property is approximately 2.4 total acres generally bounded by E. 104th Ave. to the south and Chambers Road to the west. It is located within the Second Creek Village PUD. The area is partially developed with an existing commercial multi-tenant building that includes Ent Credit Union, G's Tacos, Wingstop, and Jersey Mikes, as well as shared parking and additional developable area. Additional commercial development exists surrounding this plat area, including a Dutch Bros coffee, Panda Express, Sherwin Williams retail store, and a car wash.

The unique configuration of this proposed plat is in response to the need for the existing Ent ATM and storefront to be located on the same lot. Due to the fact that this commercial development utilizes private drive aisles, access easements, and shared parking, the shape of the lots is functional and acceptable as they meet all PUD standards.

The Comprehensive Plan identifies the future land use of this area as Commercial. The current PUD zoning and the plat are in conformance with the commercial designation. The applicant intends to continue to develop this area with commercial uses, as allowed per the approved Second Creek Village PUD Zone Document.

The proposed changes with this plat will have minimal (if any) impact on the overall road network. The developable area remains the same; the lot lines simply make the vacant area more marketable for potential users. No direct access to these lots (existing or new) is provided from E. 104th Avenue nor Chambers Road. All access is via internal private drive aisles and access easements. This plat does not change any parking lot configurations or drive aisles. It was determined that no Development Agreement is required for this plat.

Second Creek Village Amendment No. 6 is entirely commercial and therefore has no impact on the school district. As a commercial development, this plat requires no land

dedication nor cash-in-lieu for parks.

An analysis of the approval criteria is included in the Planning Commission staff report.

Staff Responsible (Department Head): Jim Tolbert, Community Development

Staff Presenting: Jennifer Jones, Principal Planner

Financial Impact: N/A

Funding Source: N/A

Planning Commission Recommendation: On January 3, 2023, this case was presented to the Planning Commission. The Planning Commission held a public hearing, took testimony, and voted (5 to 0) to forward the Final Subdivision Plat to City Council with a recommendation for approval.

Alternatives:

City Council can vote to approve the application, in accordance with the PC recommendation;

Approve the application with conditions; or

City Council can vote to deny the application.