Legislation Details (With Text)

File #:	2022-4665	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Agenda Ready
File created:	1/18/2022	**In control:**	City Council - Regular Session
On agenda:	2/22/2022	**Final action:**	
Title:	Public Hearing: Application #PL2021-464 - Preliminary Development Plan - F.I.T. Muscle and Joint Clinic, 413 NW Murray Road; Herron + Partners, applicant.		
Sponsors:	Development Services		
Indexes:			
Code sections:			
Attachments:	1. Planning Commission Minutes, 2. Staff Report, 3. Preliminary Development Plan, 4. Preliminary Development Plan with Landscaping Sheet, 5. Location Map, 6. Applicant Presentation, 7. Staff Presentation		

Date	Ver.	Action By	Action	Result
1/27/2022	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2021-464 - Preliminary Development Plan - F.I.T. Muscle and Joint Clinic, 413 NW Murray Road; Herron + Partners, applicant.

Issue/Request:
The applicant proposes an exterior renovation for the existing commercial building located at 413 NW Murray Rd. A preliminary development plan for the subject lot was approved in 2004 as part of the John Knox Village East commercial development. The new owner has since identified a need to modify the exterior of the building to fit the needs of the F.I.T. Muscle and Joint Clinic business. Revisions to the exterior include a breathable paint in the color black and overhead garage doors that will face Hwy 50.

The Unified Development Ordinance (UDO) does not authorize staff to administratively approve substantial changes to previously approved preliminary development plans. The exterior changes reaches the threshold of a substantial change from the previously approved preliminary development plan.

Dave Herron, Applicant Representative
Josh Johnson, AICP, Asst. Director of Plan Services

Recommendation: With the condition of approval below, the application meets the requirements of the UDO and/or Design and Construction Manual (DCM)..

1. Development shall be in accordance with the preliminary development plan dated January 12, 2022.

Committee Recommendation: A motion was made by Board Member Trafton, seconded by Commissioner Rader on a date of January 27, 2022, that application Continued Appl. #PL2021-464 - PRELIMINARY DEVELOPMENT PLAN - F.I.T. Muscle and Joint Clinic, 413 NW Murray Rd; Herron + Partners, applicant, be recommended for approval to the City Council - Regular Session, due back on 02/22/22. The motion carried by 6 aye's, 1 nay, with 2 board members being absent.