

Legislation Text

File #: 2022-4851, **Version:** 1

Public Hearing: Application #PL2022-047 - Preliminary Development Plan - K1 Speed, 2911 NE Independence Avenue; DH4 Holdings, LLC, applicant.

Issue/Request:

The applicant proposes a preliminary development plan (PDP) to construct a new 46,700 square foot indoor go-cart tract (Lot 2). The subject site will be split into two lots. Lot 1 will be a pad site for a future structure to be built under separate application. As there is an existing approved PDP (Appl. #2010-070) for the Strother Crossing commercial development in which the subject property is located, the approval process for any future development of Lot 1 will be determined by the extent of what is being proposed.

If not for a proposed modification (curb type) and the use of a conditional material (metal panel) for K1 Speed, this application could have been administratively approved through a final development plan (FDP) under the existing approved PDP for the Strother Crossing commercial development.

C. Shannon McGuire, Planner
David H. Hill, Applicant's Representative

With the conditions of approval as outlined in the staff letter and below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

- ~~1. A modification shall be granted to the required straight-back Portland cement concrete curbing (CG-1) to allow for a rollover curb type as depicted on sheet C1.0 of the preliminary development plan dated February 10, 2022 (revised April 4, 2022).~~
1. A modification shall be granted to the required straight-back Portland cement concrete curbing (CG-1) to allow for a rollover curb type adjacent to the south property line, not to exceed 133' 3".
2. Development shall be in accordance with the preliminary development plan dated February 10, 2022 (revised April 4, 2022) and the architectural elevations dated February 10, 2022.

A motion was made by Board Member *Touzinsky*, seconded by Board Member *Rader*, to *remove the proposed CG1 curb that is adjacent to the proposed CG2 curb and extend the CG2 curb to the west 133 feet and 3 inches and include no parking within the initial CG2 limits for access for fire and safety. The Planning Commission members voted unanimously by roll call vote to recommend APPROVAL of the amendment.*

A motion was made by Vice Chair *Arth*, seconded by Board Member *Rader*, that this application be recommended for approval as amended to the City Council - Regular Session.
The motion carried unanimously.