



## Planning & Zoning Commission

Meeting Date: June 6, 2023

Requested By: Development Services Department

**Item Title:**

Consider a site plan application for a facilities operation building at 604 2<sup>nd</sup> Avenue West.

The city received a site plan application from developer Commercial Edge for a new 3-story mixed-use building with basement parking, first floor commercial space, and second/third floor apartments. The 3-acre site is located on part of Outlot C on Coal Mine Loop at Gateway Commercial Park. The site is zoned HC Highway Commercial.

The thirty-one (31) apartments will be a mix of 1, 2 and 3-bedroom units, most with balconies. The lower level includes 40 parking stalls and elevator access to the floors above. The first level floor plan shows offices in roughly 40% of the space. The remaining space is shown as vacant and can accommodate 2 or 3 more tenants. A possible drive-through window is shown on the west wall. Exterior building colors and finishes have not been finalized. The architect indicated materials will comply and likely include brick or stone veneer, fiber cement, and decorative metal with concealed fasteners. To meet the sidewalk requirement, a trail extension is shown along Coal Mine Loop. Street perimeter trees are also shown.

The submittal has been reviewed by city staff and meets applicable zoning and development requirements, with exception to the upper floor residential apartments in an HC zoning district. At its May 2<sup>nd</sup> meeting the commission recommended approval of a zoning code amendment to allow mixed use buildings in all commercial zoning districts. This code amendment is scheduled for final approval by the City Council on July 3<sup>rd</sup>.

Staff recommends the Planning & Zoning Commission vote to recommend approval of the site plan subject to final Council approval of the code amendment allowing mixed-use buildings in the HC district. The commission's recommendation will be forwarded to the City Council for consideration on June 19th.

**Budget Consideration:** \$100 application fee.

**Attachments:** Application, location map, survey plat, site plan, architectural floor plans and elevation sheets, exterior color rendering