



112 West Washington Avenue

Fergus Falls, MN 56537

Phone: 218-332-5434

e-mail: building.zoning@ci.fergus-falls.mn.us

www.ci.fergus-falls.mn.us

Final Plat Application

Application fee should be made payable to The City of Fergus Falls upon submittal of completed application. Please complete the application by typing or printing in ink. Use additional paper if necessary.

1. Property Owner Information:

Company name: PLATTE PROPERTIES II, LLC

Last name: THOMPSON First name: GARY

Address: 41822 GRACE ETTA RD City/State/Zip: HENNING, MN 56551-9483

Phone number: 701-570-8827 Email address: gary@t-consulting.com

2. Applicant Information: (if different from above)

SAME AS ABOVE

Company name: _____

Last name: _____ First name: _____

Address: _____ City/State/Zip: _____

Phone number: _____ Email address: _____

3. Address(es) of Property Involved: (if different from above)

1406, 1410, AND 1412 WEST ALCOTT AVE, FERGUS FALLS

4. Zoning Designation: R4, PUD - PLATTE PROPERTIES II

5. Comprehensive Plan Designation: _____

6. Changes from Preliminary Plat: Make note of any differences in property boundaries, easements, etc. from what was originally proposed in the Preliminary Plat application.

N/A., THIS APPLICATION INCLUDES INFORMATION ORIGINALLY PRESENTED FOR THE PUD. CONDITIONAL USE PERMIT AND IS INTENDED TO BE PROCESSED AS A PRELIMINARY AND FINAL PLAT SIMULTANEOUSLY.

7. Additional Required Information: *SEE ATTACHED P.U.D. APPLICATION*

a. Legal Description and PIN: Provide the Parcel Identification Number(s) and the complete legal description(s) of the property involved.

b. Written Narrative: The written narrative should address whether the parcels affected by the proposed plat would comply with all of the applicable code requirements.

c. Proposed Plans: In addition to the proposed plat, a topographic survey, landscape plan, grading and drainage plan, exterior building elevation drawings, and other information may also be required if deemed necessary by the Planning commission. Please provide 1 full size copy of all plans in both electronic format (preferably PDF) and printed format.

8. Signature(s): By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

[Handwritten Signature]
Property Owner: _____ *Date:* 3/27/20

Applicant: _____ *Date:* _____



January 2020

Mr. Darrin Welle
Planning - City of Fergus Falls
112 West Washington Avenue
Fergus Falls, MN 56537

RE: Platte Properties II, LLC
PUD Application for Apartment Complex and Townhomes
F18-00-077

Dear Darin:

On behalf of Platte Properties II, LLC (Owner), Interstate Engineering, Inc. is submitting the attached conditional use permit (CUP) application for a Planned Unit Development (PUD) for a part of the property located at 1480 West Side Drive and at 1406, 1410 and 1412 Alcott Avenue West (Property ID's 71004500022003, 71004990936000, and 71004500022001) as provided in Appendix 1. The proposed project is to construct a 16 unit apartment building and 14 townhome units with associated amenities. Enclosed is a check for \$350.00 to pay the application fee.

I. BACKGROUND

The proposed PUD is located on approximately 8.0 acres located on West side Drive and Alcott Avenue West. Prior to submittal of this application, the Owner and Interstate Engineering, Inc. met with City staff to review the PUD from a conceptual level. City of Fergus Falls' Code for application for a PUD required a General Development Plan (GDP). A GDP has been prepared and is attached in Appendix 2. The PUD land use intensity ratios are tabulated in Appendix 3. The following items provide additional information related to the project:

II. 16 UNIT APARTMENT BUILDING

The Owner intends to maintain ownership of the Apartment Building portion of the PUD after construction. An association is not planned for operation of the facility. If at some time the Owner desires to transfer ownership to the tenants of the apartment, details of the association will be submitted to the City of Fergus Falls for review. For the purpose of this application, maintenance of the apartment building portion of this PUD including mowing, snow removal, payment of taxes and payment of City furnished services (water, sewer, storm sewer maintenance and solid waste recycling and disposal) will be the responsibility of the Owner. The proposed apartment building is intended to be constructed as shown in Figures 2 through 7 of this application and includes 3 stories above ground and 1 below for underground parking. The above ground height will be approximately 45 feet to the crown of the roof, similar to the existing apartment building constructed under the first phase of the Platte Properties development.

III. TOWNHOME INTENDED USE

The Owner intends to establish an association for ownership and maintenance of the common areas and to sell the immediate footprint of the individual townhome units to private ownership for the areas of this PUD that contain townhome units. The details of the owner's association are under development and will be submitted to the City of Fergus Falls for review. For the purpose of this application, maintenance of the common areas of the townhome portions of this facility including mowing, snow removal, and other maintenance items to be determined will be the responsibility of the Owner's Association to be established. The payment of taxes and of City furnished services (water, sewer, storm sewer maintenance and solid waste recycling and disposal) and other utilities including telecommunications, gas and electric, will be the responsibility of the individual townhome owners. The proposed townhomes are intended to be constructed as shown in Figures 8 and 9 of this application and include single story construction with options for crawl space or basements. Townhome units will have either 2 or 3 stall garages and range in floor space from 1600 SF to 2000 SF excluding garages.

IV. STORM WATER MANAGEMENT

The storm water pond and outfall to the Otter Tail River constructed under Phase I of the Platte Properties, LLC PUD, on file with the City of Fergus Falls, was evaluated for storage capacity in relation to the proposed improvements under this PUD and determined to be sufficient to manage increased storm water flows.

V. FUTURE MULTI-USE TRAIL

The multi-use path shown on this application is shown as a potential location for a future City path. The Owner is willing to provide an easement for this path and to coordinate with the City for its development. The impervious surfaces of the multi-use trail have been included in the ratios computed for land use intensity. The overall PUD estimated impervious surface ratio is 33% as shown in Appendix 3. The intent of this application is that approval of this PUD does not obligate construction of the multi-use trail.

If you should have any questions or comments, please feel free to contact me at alex.schwarzhoff@interstateeng.com or 218-739-5545.

Sincerely,
INTERSTATE ENGINEERING, INC.



Alex Schwarzhoff, PE

AS:th

Cc: Platte Properties, LLC



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Fergus Falls, MN 56537

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Conditional Use Permit

Application fee should be made payable to The City of Fergus Falls upon submittal of completed application. Please complete the application by typing or printing in ink. Use additional paper if necessary.

1. Property Owner Information:

Company name: Platte Properties II, LLC.

Last name: Thompson First name: Gary

Address: 41822 Grace Etta Road City/State/Zip: Henning, MN 56551

Phone number: 701-570-8827 Email address: gary@t-lconsulting.com

2. Applicant Information: (if different from above)

Company name: _____

Last name: _____ First name: _____

Address: _____ City/State/Zip: _____

Phone number: _____ Email address: _____

3. Address(es) of Property Involved: (if different from above)

1406,1410,1412 West Alcott Ave.

4. Zoning Designation: R4

5. Comprehensive Plan Designation: In Compliance

6. **Statement of Intent:** Briefly describe what will be done on or with the property requiring the conditional use approval.

Proposed Planned Unit Development Consisting of:

1) 16 Unit Apartment Building, 5) Townhome Buildings for a total of 15 Townhome Units, 1) 10 Stall Garage, and Associated Drives, Walkways & Parking Areas.

7. Additional Required Information:

a. Legal Description and PIN: Provide the Parcel Identification Number(s) and the complete legal description(s) of the property involved.

b. Proposed Plans: Including but not limited to, a scaled site plan, a landscape plan, grading and drainage plan, photometric plan, traffic study, and exterior building elevation drawings showing building materials may also be required if deemed necessary by the Building and Zoning Department. **Plans for residential applications may be on 8½"x 11" or 11"x 17". For commercial applications, please provide 1 full-size copy of all plans in both electronic format (preferably PDF) and printed format.**

c. Written Narrative: The written narrative should thoroughly address the following general items in addition to any specific requirements pertaining to the proposed use, which Section 7.52 (Conditional Use Permit) of the City Code directs the City Council to evaluate during consideration of conditional use applications:

- 1) The proposed use is not in conflict with the Comprehensive Plan;
- 2) The proposed use is not in conflict with any Regulating Maps or other adopted plans;
- 3) The proposed use is not in conflict with any City Code requirements;
- 4) The proposed use will not create an excessive burden on parks, streets and other public facilities; and
- 5) The proposed use will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm the public health, safety, and general welfare.

8. Signature(s): By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner:

Platte Properties II LLC

Date:

1/24/20

Applicant:

[Signature]

Date:

1/24/20

Applications for Conditional Use must be received by the close-of-business on the second and fourth Friday of each month; Applications received after this date will not be processed until the following deadline date.

ATTACHMENT 1

Parcel: 71004500022003
OWNER: PLATTE PROPERTIES II, LLC
1406 ALCOTT AVE W
ACRES: 3.02
LOT: PT OF GOV'T. LOT 5
SECTION: 04
TOWNSHIP: 132
RANGE: 043

Parcel: 71004990936000
OWNER: PLATTE PROPERTIES, LLC
1410 ALCOTT AVE W
ACRES: 3.08
LOT: LOT 2, BLOCK 1, RIVER OAKS LANDING
SECTION: 04
TOWNSHIP: 132
RANGE: 043

Parcel: 71004500022001
OWNER: PLATTE PROPERTIES, LLC
1412 ALCOTT AVE W
ACRES: 1.77
LOT: PT OF GOV'T. LOT 5
SECTION: 04
TOWNSHIP: 132
RANGE: 043

With reference to Section 7.52 of the City Code (Conditional Use Permit):

- The proposed use is consistent with the comprehensive plan.
- The proposed use is not in conflict with any regulating maps or adopted plans
- The proposed use is not in conflict with City Code requirements
- The proposed use will not create excessive burden on parks, streets and other public facilities and, in fact, proposes to improve the same by allowing for extension of City utilities and multi-use paths.
- The proposed use will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm the public health, safety, and general welfare.

APPENDIX 3

LAND INTENSITY RATIOS APPENDIX A OF CITY CODE FOR PUDs

PLATTE PROPERTIES PRELIMINARY DESIGN SUMMARY

PROVIDED ON JANUARY, 2020 DRAFT LAYOUT

REQUIRED

	A	B	C	D	E	HR	
Minimum Residential Lot Area	2	2	2	2	2	2	7.9
Gross Floor Area (max)	68,825	97,387	137,650	194,774	275,299	653,836	78,940
Maximum Residential Floor Area Ratio	0.2	0.283	0.4	0.566	0.8	1.9	0.23
Open Space Area (min)	299,972	205,244	142,092	102,622	67,099	32,365	265,184
Minimum Open Space Ratio	3.8	2.6	1.8	1.3	0.85	0.41	3.36
Livability Space (min)	205,244	134,198	86,834	56,047	39,470	15,788	200,501
Minimum Liveability Space Ratio	2.6	1.7	1.1	0.71	0.5	0.2	2.54
Recreation Space (min)	14,209	11,841	10,262	8,683	7,894	1,579	20,000
Minimum Recreation Space Ratio	0.18	0.15	0.13	0.11	0.1	0.02	0.25
Parking Spaces (min)	45	45	45	45	45	45	85
Minimum Parking Ratio min)	1.5	1.5	1.5	1.5	1.5	1.5	2.8
Maximum Area Ratio	COMMERCIAL LAND AND FLOOR AREA						
Maximum Lot Coverage Ratio	RELATED - DOES NOT APPLY						
Minimum Off-Street Parking Ratio	RELATED - DOES NOT APPLY						
Minimum Green Space Ratio	RELATED - DOES NOT APPLY						
Park or permanent open space (min)	34,412						58,710
Minimum Open Space Ration	0.1						0.17
Maximum Floor Area Ratio	0.55 is R-4 limit						

FACILITY DESIGN SUMMARY FOR JANUARY 2020 DRAFT LAYOUT NOTES

1 APARTMENT BUILDING HAS A TOTAL OF FOUR STORIES, 10,000 SQUARE FEET PER FLOOR.	40,000
2 TOWNHOMES TOTAL AREA = 24,750 SQUARE FEET	24,750
3 DETACHED GARAGE FLOOR AREA = 2880 SQUARE FEET	2,880
4 ATTACHED GARAGES FLOOR AREA = 11,310 SQUARE FEET	11,310
5 DRIVEWAYS AND SIDEWALKS	55,597
4 BIKE PATH	9,086
5 Number of Dwellings	30
6 Area of western wetlands	38,710
Percentage of gross land occupied by wetlands:	11%
Maximum allowable percentage:	25%
7 Impervious Surfaces	33%

a. Legal Description and PIN: Provide the Parcel Identification Number(s) and the complete legal description(s) of the property involved.

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8. Signature(s): By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

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Platte Properties II LLC Date: 1/24/20

Applicant:

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APPENDIX 2

GENERAL DEVELOPMENT PLAN

The following information is provided in the order as requested in the City of Fergus Falls' City Code Chapter 7, Zoning and Subdividing. A summary of the land use intensity ratios as designated in Appendix A of Chapter 7 as they apply to the proposed PUD are tabulated in Appendix 3 of this PUD application. Preliminary drawings prepared by Interstate Engineering, Inc. and Foss Architects illustrating the conceptual layouts and proposed grading for the PUD are provided in Appendix 4.

I. Proposed Site and Existing Developments on Adjacent Properties.

The proposed site will be built on 2 formerly developed parcels that have undergone demolition and site clearing and 1 undeveloped parcel for a total area of ~8.0 acres that is currently zoned R-4. They are located on West Side Drive and Alcott Avenue West. As shown on the attached zoning map in Appendix 5, the adjacent properties to the north, south, and west are zoned R-A Agricultural Residential and to the east is zoned R-1 Single Family Residential.

II. Proposed Size, Location, and Arrangement of Buildings

A general site plan of the proposed development is shown in Figure 1 of Appendix 4 of this application and will have seven separate buildings consisting of a four story, 16 unit apartment building with 10,000 square feet per floor. Combined, it will have an approximate total floor space of 40,000 square feet (without decks or patios). The lower level will be utilized for underground parking. The apartment will have balconies for each apartment and a common patio area on the main floor. The apartment building would generally be located in the northwest corner of the site. An architectural rendering and elevation view of the building is provided in Appendix 4. The PUD also proposes 6 buildings consisting of 2 townhome units each and 2 buildings consisting of 1 townhome unit for a total of 14 townhome units ranging in size from 1,650 square feet to 2000 square feet each excluding the proposed, attached 2 or 3 car garages.

The remaining building is a detached 10 unit garage of approximately 48 feet by 60 feet in size located south of the apartment building.

III. Parking Areas and Stall Arrangements

The proposed PUD as shown in Appendix 4 allows for 15 cars to park east of the apartment building. This area will include 2 handicap parking stalls, visitor parking and resident parking. With the 10 unit detached garage and 21 underground parking stalls a total of 46 off street parking spaces for the apartment building would be available. Exterior parking stall arrangements are for parking stalls 9 feet wide and 20 feet long, perpendicular to the adjacent access drive. Parking for the townhome units will be 2 or 3 stall attached garages for each. A total of 39 attached parking stalls are proposed.

A fence, hedge or similar screening can be installed if desirable between the future multi-use path and the townhome units and extending north to effectively screen the proposed development from R1 zoned property to the east. Existing tree cover along the westerly side of the proposed development will provide screening in those areas.

IV. Entrance and Exit Drives

The PUD will gain access from the existing private drive extending easterly from the Westside Drive west of the proposed development and or Alcott Avenue West. Upon entrance to the facility from West Side Drive, the access road will split for traffic to either continue to the underground parking, or proceed to the outside parking, detached garages and townhomes. Access drive of 24 feet wide, minimum, will allow for two-way traffic. Access from Alcott Avenue West will be from an existing approach and will serve entry to all buildings as well. Access drive of 28 feet wide minimum, allowing for two-way traffic. Maintenance of the access drives would be the responsibility of the Owner's Association. No public, through traffic would be allowed. The existing approach to Alcott Avenue at the far southeast corner of the property is proposed to be closed to motorized vehicular traffic on completion of the proposed development.

V. Off-Street Parking

As previously discussed, a total of 85 off-street parking stalls are shown in preliminary drawings. Tenants will be able to use the detached garage units for storage. The total off street parking stalls required are 1.5 units per dwelling unit, requiring 47 stalls. The Owner proposes constructing no less than 47 parking stalls.

City code allows for 0.75 parking spaces for each dwelling unit used for elderly tenant multiple housing. The intent of the facility is for senior housing (ages 55 and older), but this does not change the PUD requirements or the proposed number of parking stalls (47 minimum).

VI. Landscaping

The proposed grading plan for the project is illustrated in Appendix 4, Figure 1. This is a preliminary grading plan and actual elevations and locations will vary. A storm water pollution prevention plan and Minnesota Pollution Control Agency (MPCA) National Pollution Discharge Elimination System (NPDES) permit for construction activity are in place to meet City and State requirements. Erosion control and turf restoration will be included in the project. Some retaining wall will be required.

VII. Dimensions

The tracts are irregular in shape and approximately 8.5 acres total in size. The proposed lots are illustrated on the scaled drawing in Appendix 4, Figure 1.



APPENDIX 3

LAND INTENSITY RATIOS FROM APPENDIX A OF CITY CODE FOR PUDs

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5 Number of Dwellings	30
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Percentage of gross land occupied by wetlands:	11%
Maximum allowable percentage:	25%
7 Impervious Surfaces	33%



APPENDIX 4

PRELIMINARY DRAWINGS

FIGURE 1	PRELIMINARY PLAT LAYOUT
FIGURE 2	PRELIMINARY GRADING PLAN
FIGURES 3-4	ARCHITECTURAL RENDERING
FIGURES 5-8	CONCEPTUAL APARTMENT FLOOR LAYOUTS
FIGURES 9-10	CONCEPTUAL TOWNHOME FLOOR LAYOUTS
FIGURE 11	AERIAL PHOTOGRAPH

X

Sheet Number

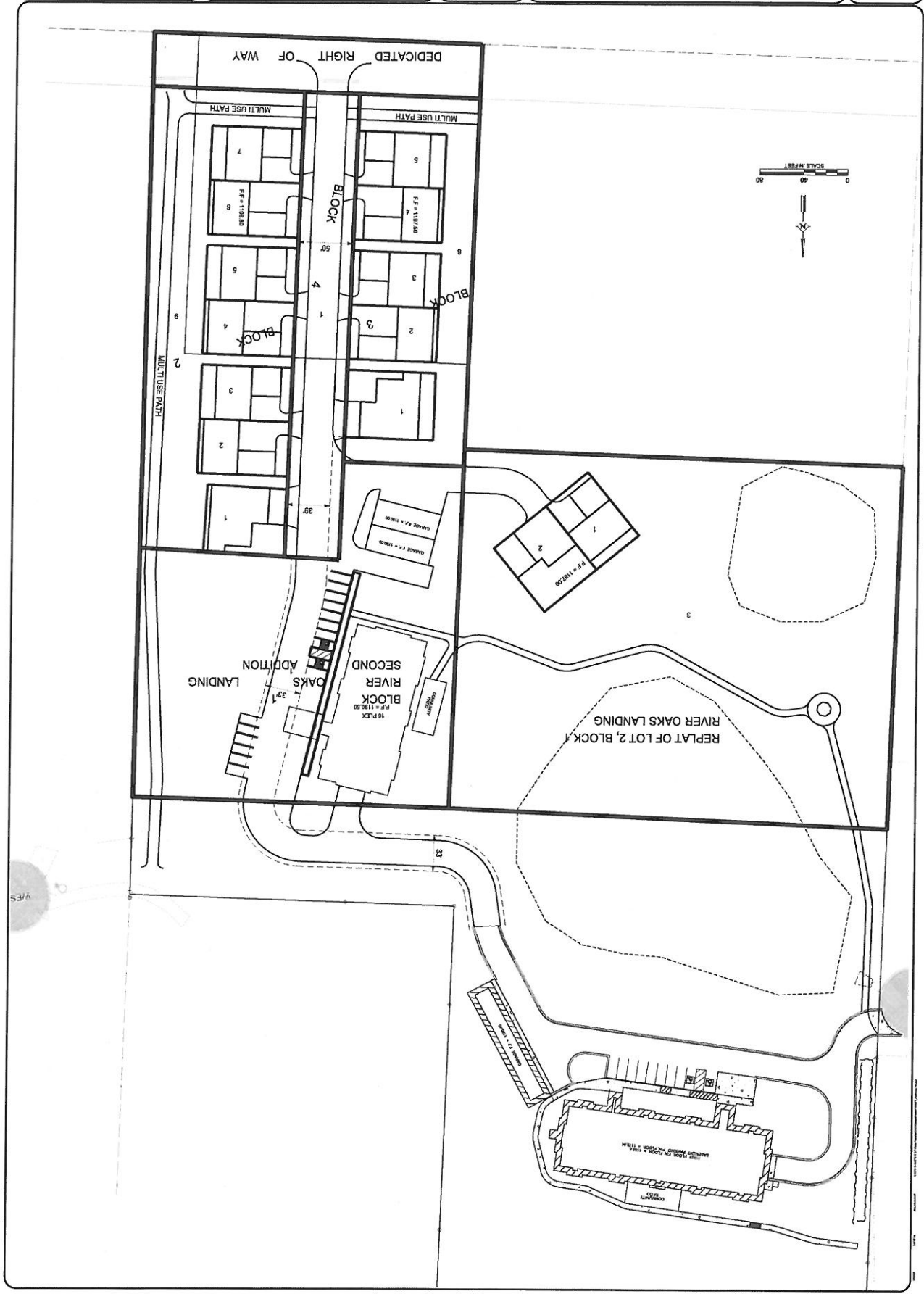


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Ph (701) 642-6214
Washington, ND 58074-0687
1899 4th St. N.
P.O. Box 687
Interstate Engineering, Inc.

Professional
Registration
Information
is available
on-line at
www.nd.gov
This document
is preliminary
and subject
to change
without
notice.

Checked By: _____
Designed By: _____
Surveyed By: _____
Date: _____
PROJECT NO. 1108.00
PRELIMINARY PLAT LAYOUT
PLATTING ENGINEER'S NAME

Rev. No.	Date	By	Description



Rev. No.	Date	By	Description

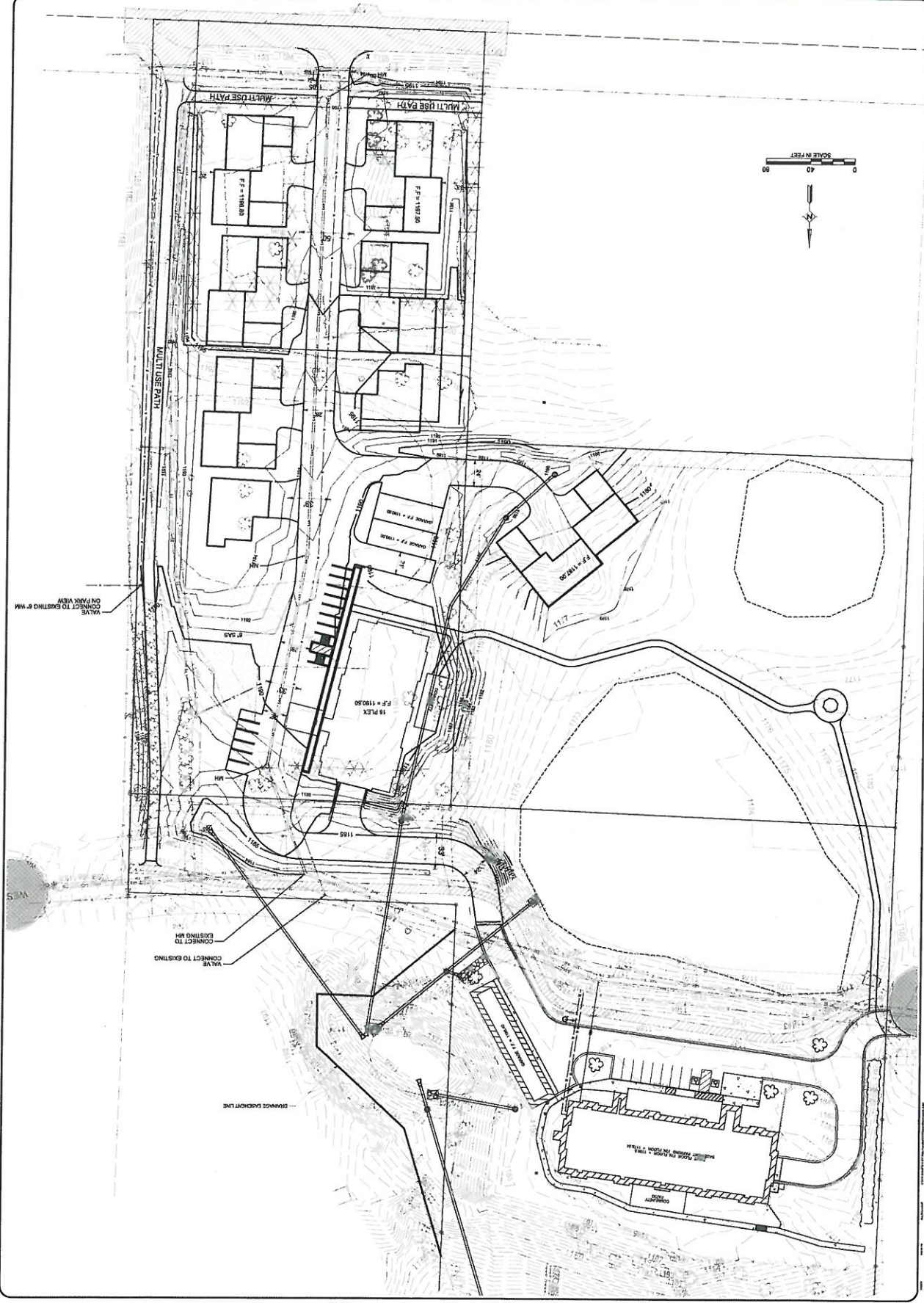




FIGURE 2
PRELIMINARY

River Oaks Landing II - Senior Apartments
Fergus Falls, Minnesota

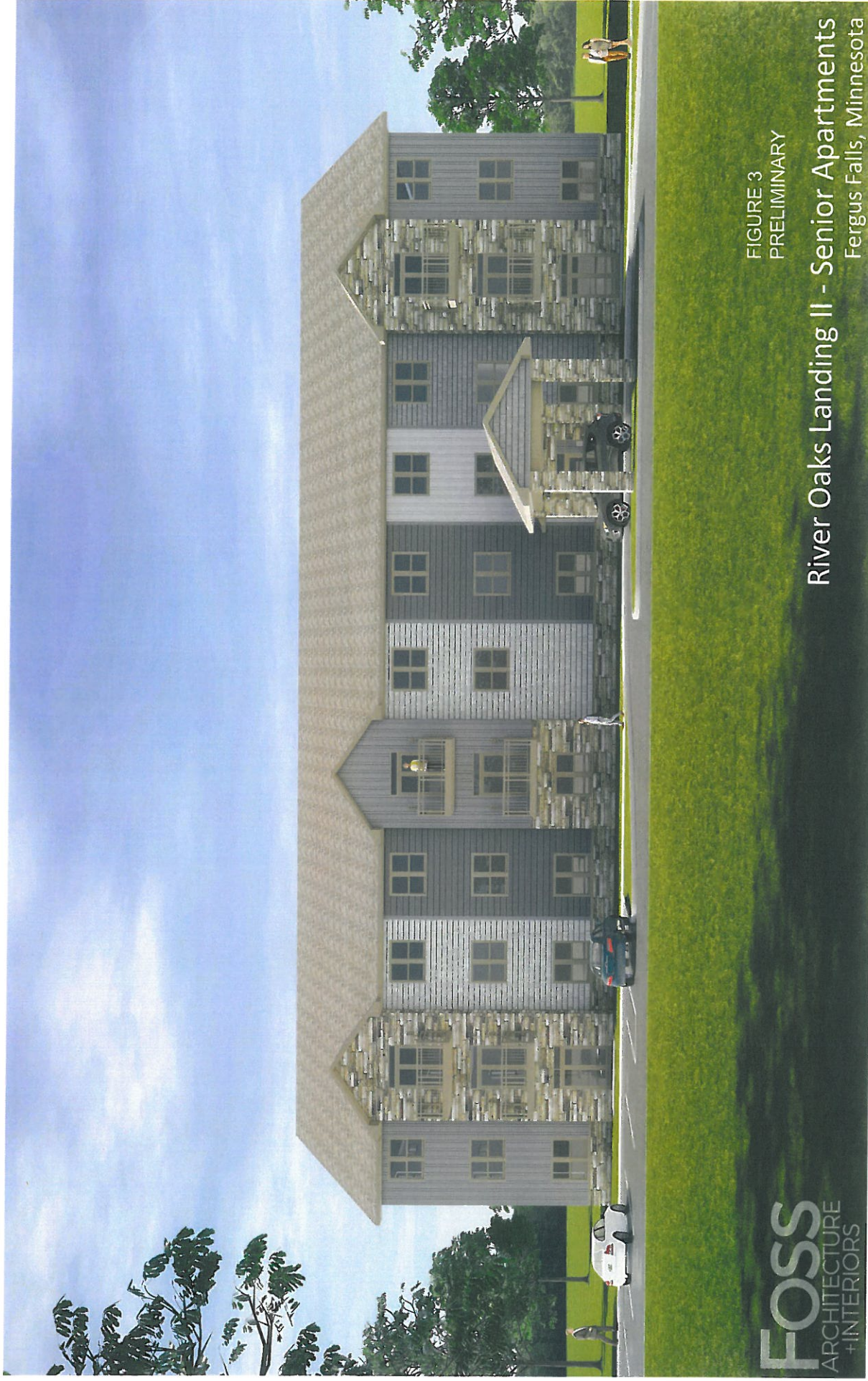
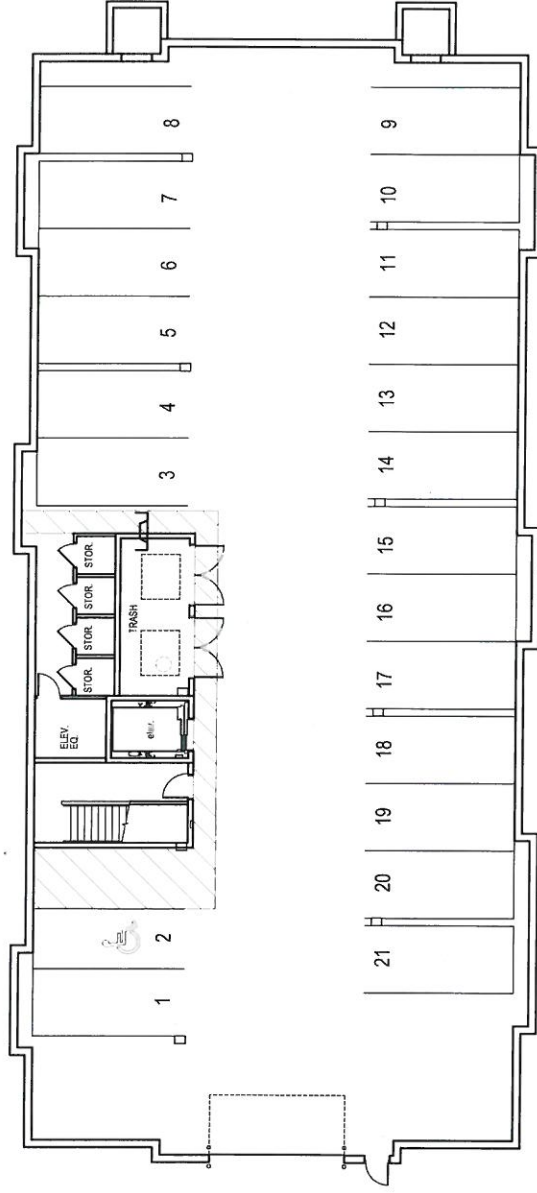


FIGURE 3
PRELIMINARY

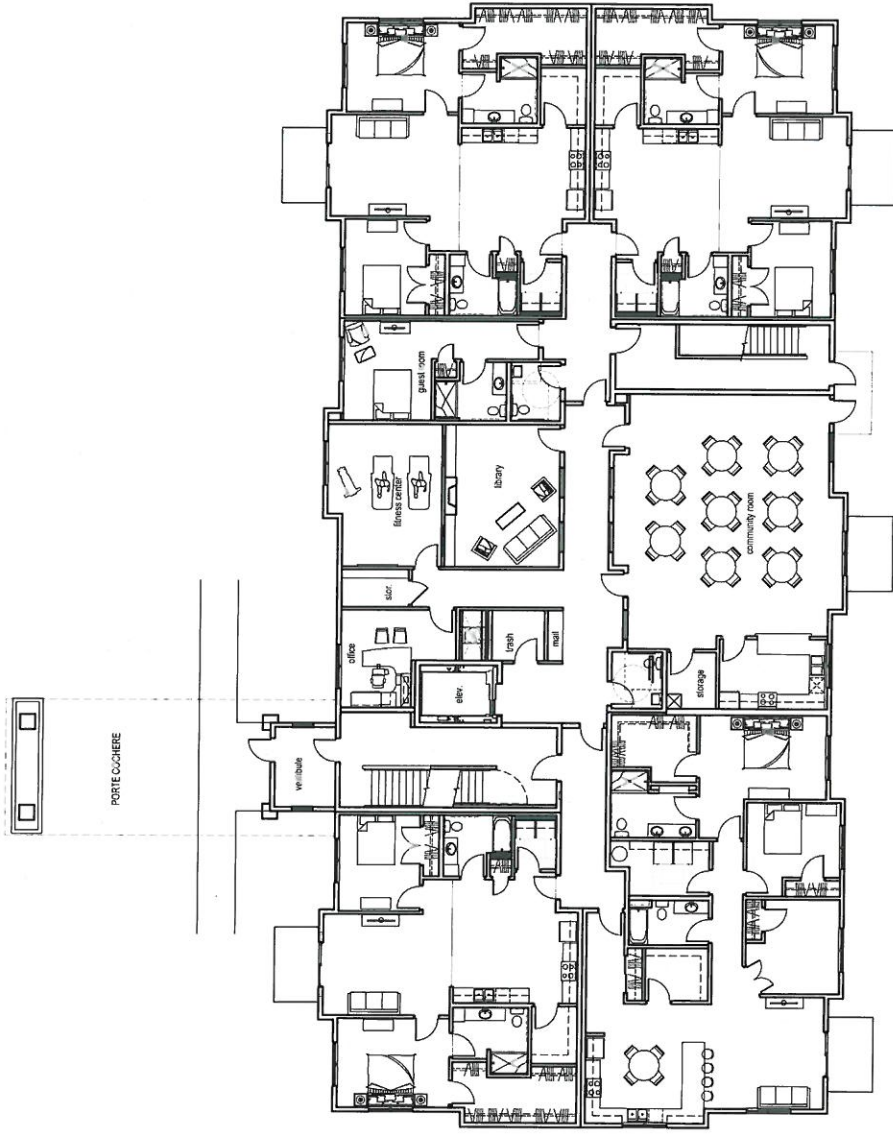
River Oaks Landing II - Senior Apartments
Fergus Falls, Minnesota



⊕ BASEMENT FLOOR PLAN
1/16" = 1'-0"

FIGURE 4
PRELIMINARY

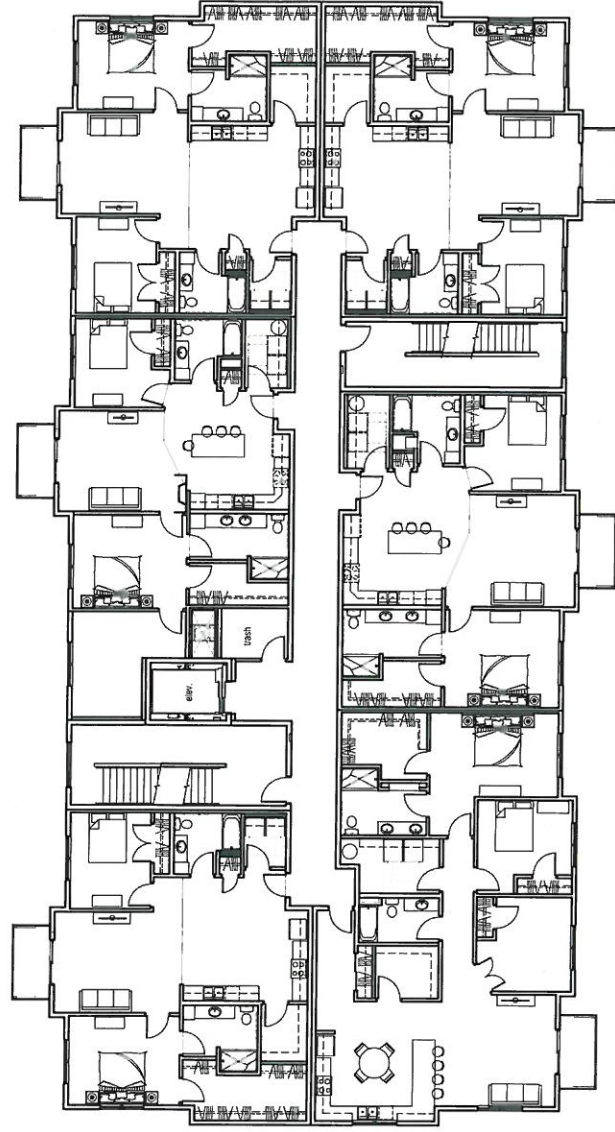
River Oaks Landing II - Senior Apartments
Fergus Falls, Minnesota



⊕ FIRST FLOOR PLAN
1/16" = 1'-0"

FIGURE 5
PRELIMINARY

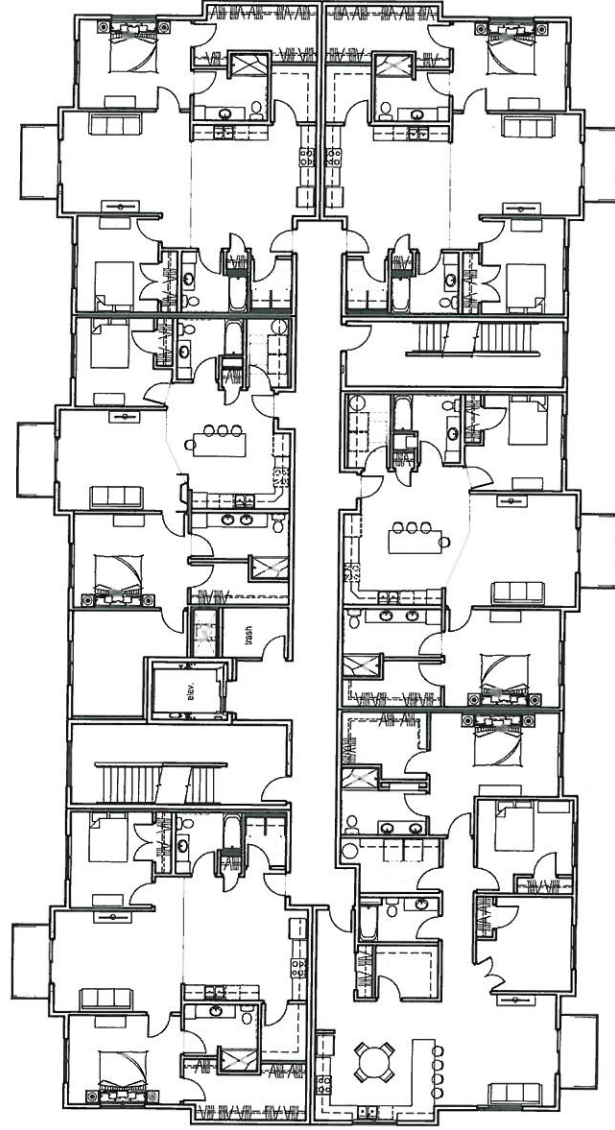
River Oaks Landing II - Senior Apartments
Fergus Falls, Minnesota



⊕ SECOND FLOOR PLAN FIGURE 6
1/16" = 1'-0" PRELIMINARY

River Oaks Landing II - Senior Apartments

Fergus Falls, Minnesota



⊕ THIRD FLOOR PLAN FIGURE 7
1/16" = 1'-0" PRELIMINARY

River Oaks Landing II - Senior Apartments

Fergus Falls, Minnesota



FIGURE 8
PRELIMINARY

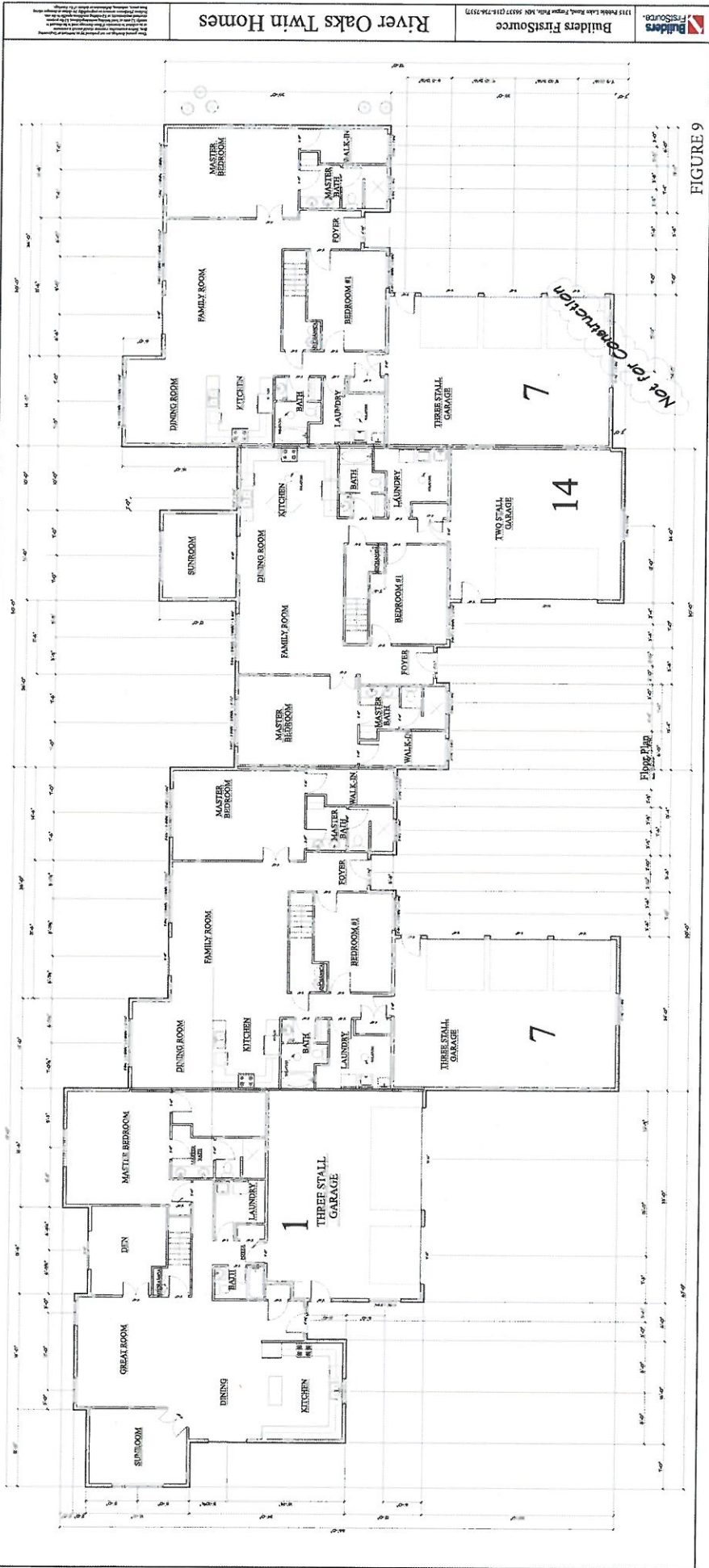


FIGURE 9
PRELIMINARY

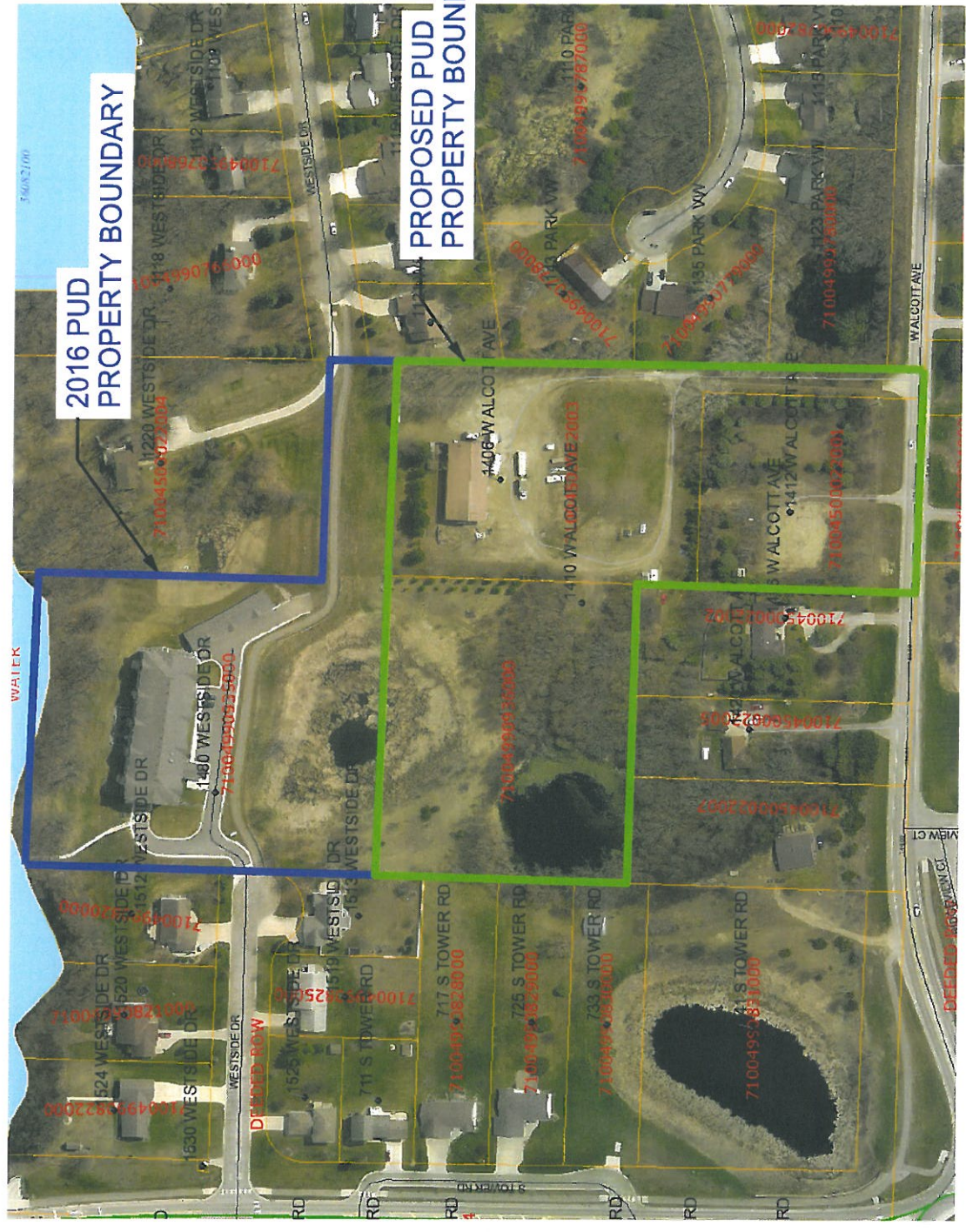
REV	NO.	DATE	DESCRIPTION

PLATE PROPERTIES, LLC
 FERGUS FALLS, MINNESOTA
 PUD APPLICATION
 Project No. F1800277
 Date: JANUARY 2020
 Drawn By: JM
 Surveyed By: JM
 AS
 Checked By: AS
 Date: JANUARY 2020

INTERSTATE ENGINEERING
 118 East Washington Avenue
 P.O. Box 316
 Fergus Falls, MN 56528-0316
 Fax (218) 739-4614
 www.interstateeng.com
 Professionals you need, people you trust.
 (Minnesota Engineering, Inc. is a member of the Interstate Engineering Group)

10
 Sheet Number

This document is preliminary and for informational purposes only. It is not to be used for any legal or implementation purposes.





APPENDIX 5

CITY OF FERGUS FALLS' ZONING MAP EXCERPT

Legend

FergusFalls

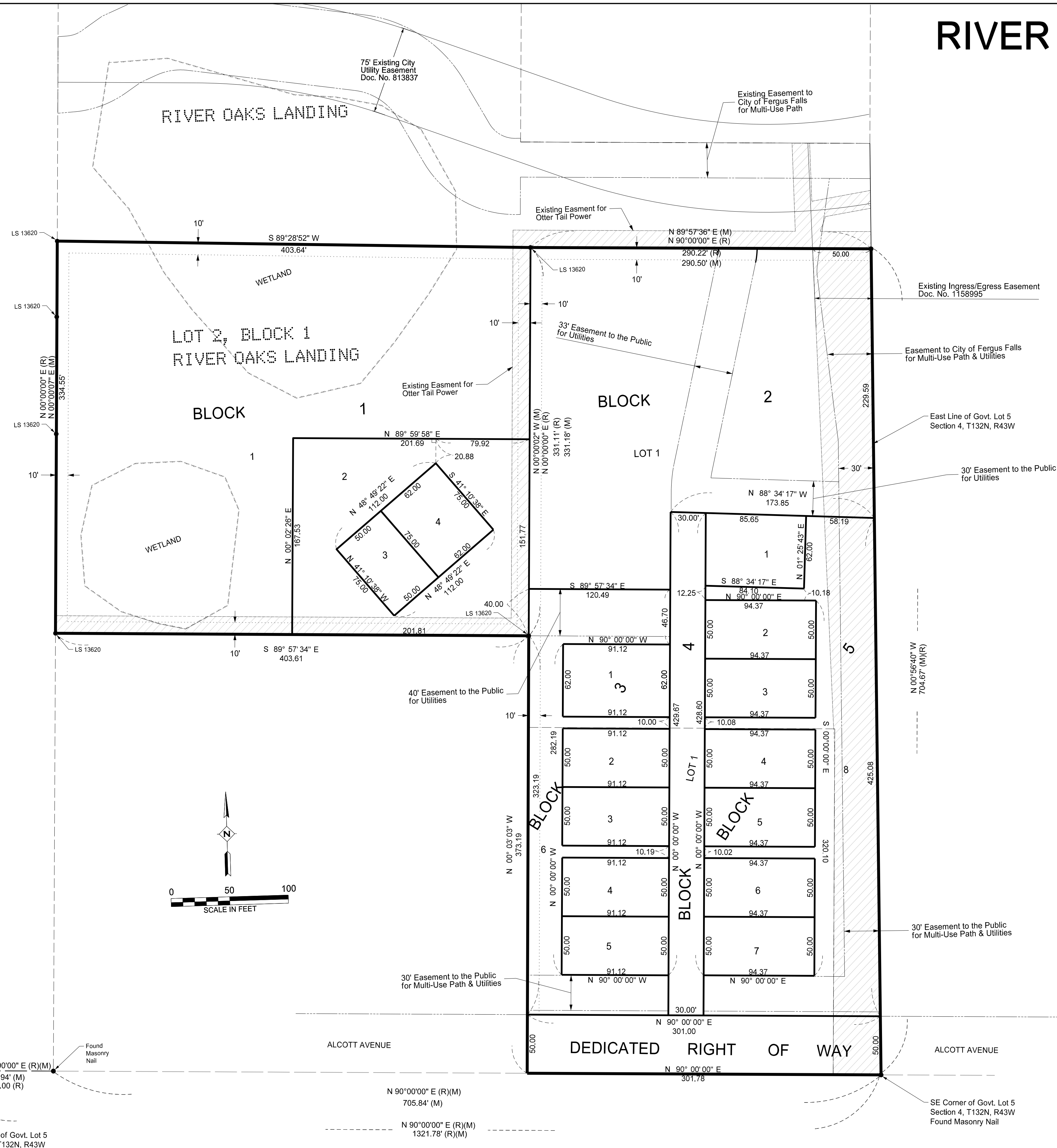
Zoning

- R-A : AGRICULTURAL RESIE
- R-1 : ONE FAMILY RESIDEN
- R-2 : ONE & TWO FAMILY F DISTRICT
- R-3 : MULTIPLE FAMILY RES (TOWNHOUSE)
- R-4 : MULTIPLE FAMILY RES
- B-1 : LIMITED BUSINESS D
- B-2 : SERVICE BUSINESS D
- B-3 : GENERAL BUSINESS I
- B-6 : SUB-REGIONAL SHOJ
- I-1 : PLANNED INDUSTRIAL
- I-2 : GENERAL INDUSTRIAL
- I-3 : PLANNED INDUSTRIAL



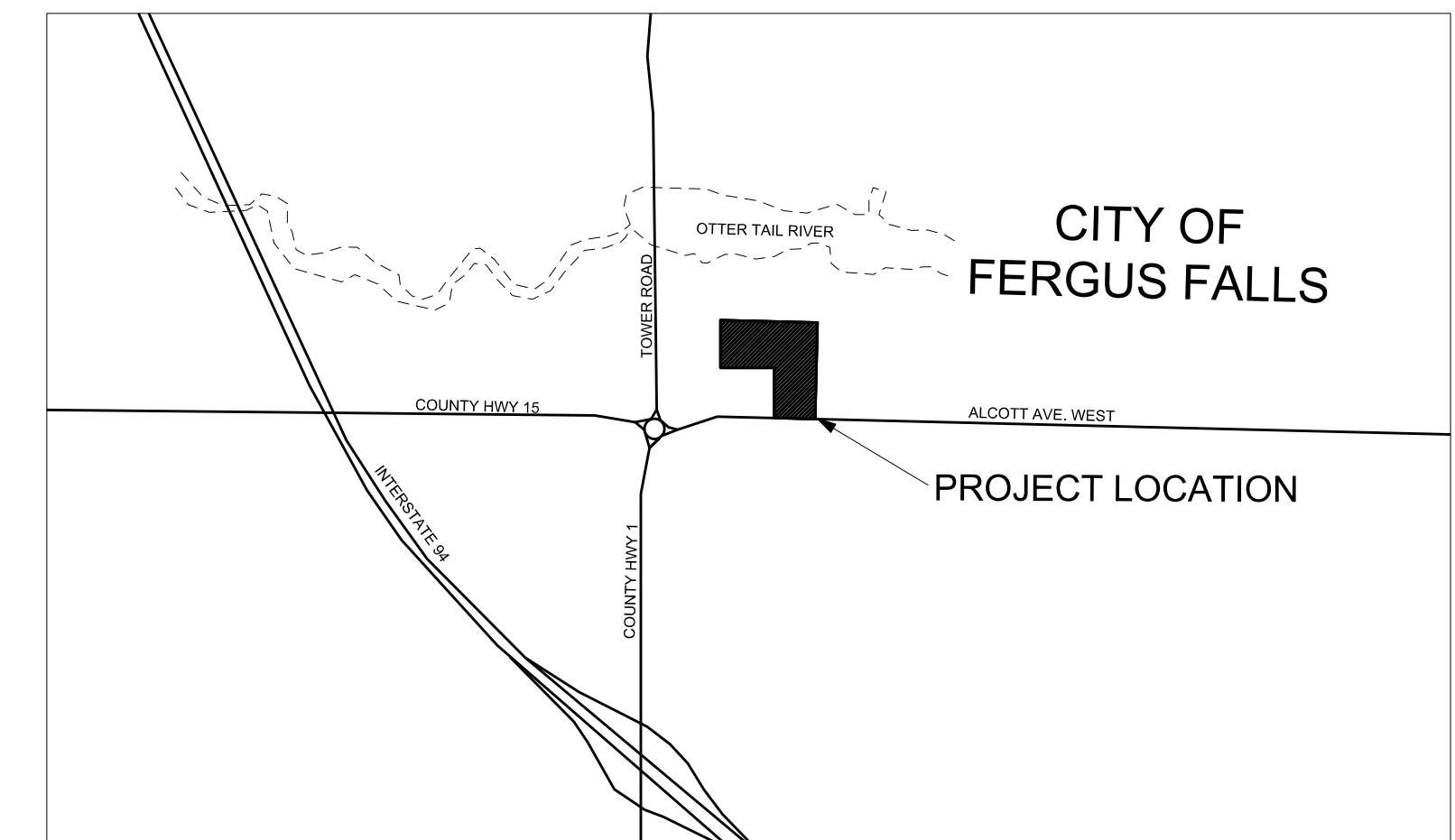
RIVER OAKS LANDING PLAT TWO

A Replat of Lot 2, Block 1, RIVER OAKS LANDING,
together with Part of Government Lot 5
Section 4, Township 132 North, Range 43 West,
Fergus Falls, Otter Tail County, Minnesota



LEGEND

- Proposed Plat Boundaries
- Proposed Lot Lines
- Existing Lot Lines
- Section Line
- Edge of Wetland - Delineated May 2015
- Easement Line As Described
- Existing Easement As Described
- Drainage and Utility Easement

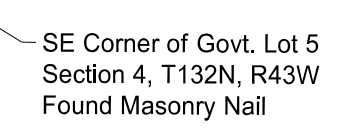
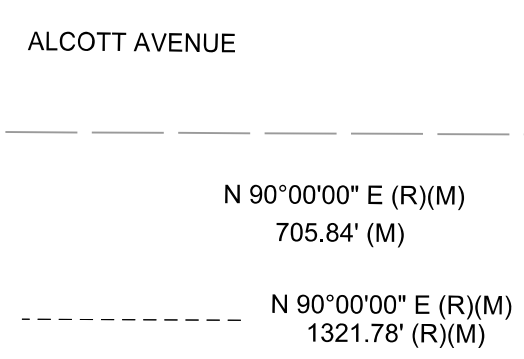
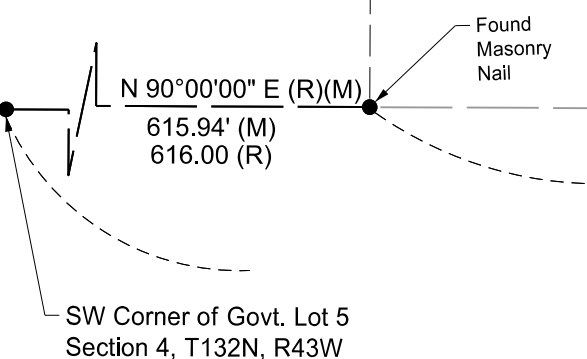


VICINITY MAP

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Michael L. Fletchall

Date _____ License No. 44866



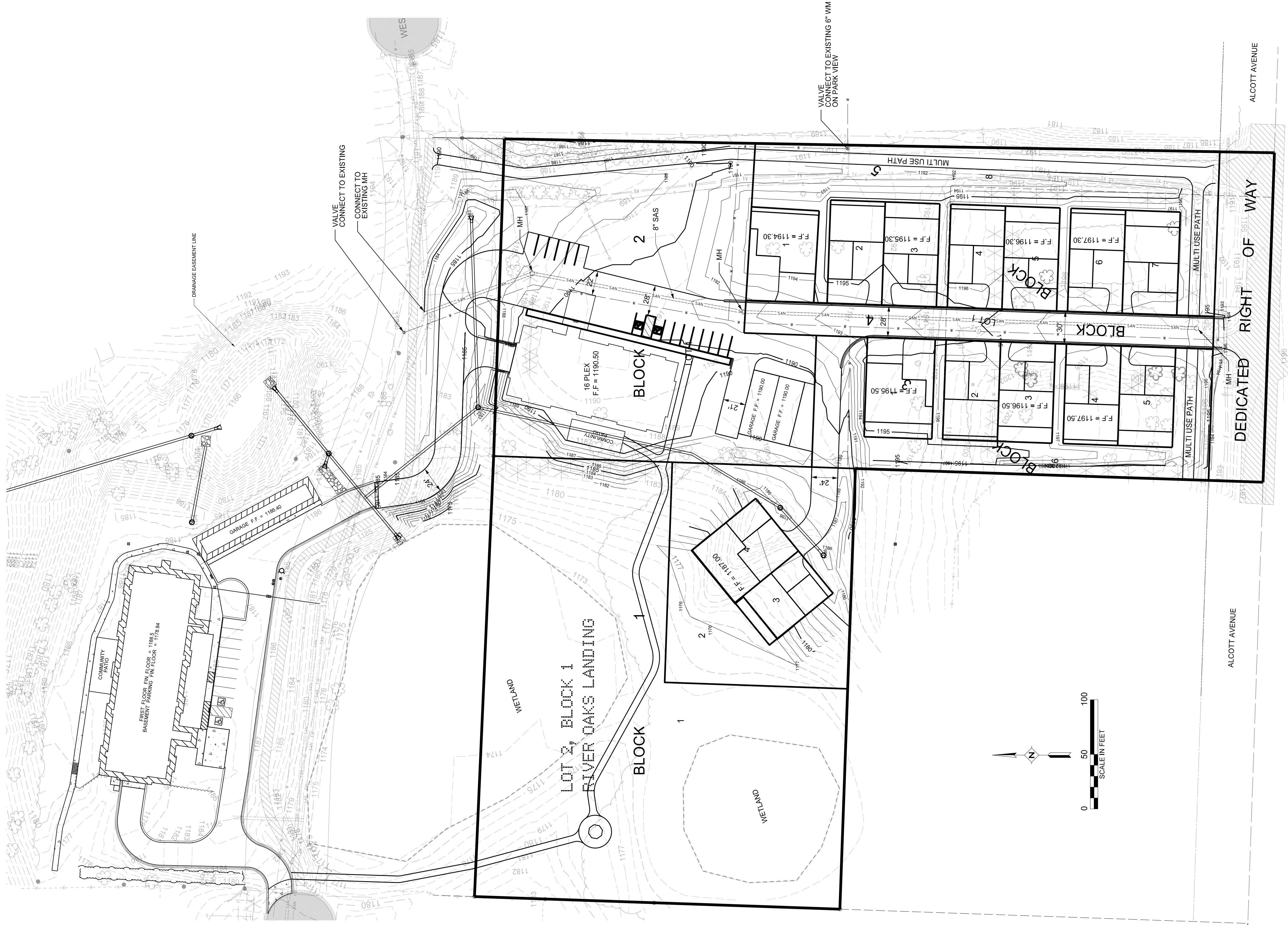
Surveyed & Platted by:



Developer:
Platte Properties II, LLC
41822 Grace Etta Road
Henning, MN 56551

RIVER OAKS LANDING PLAT TWO

A Replat of Lot 2, Block 1, RIVER OAKS LANDING,
together with Part of Government Lot 5
Section 4, Township 132 North, Range 43 West,
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LEGEND

- 1185 --- Existing Contours
- 1195 --- Proposed Contours
- T1 --- Existing TV Buried Line
- E --- Existing Buried Electric Line
- T --- Existing Buried Telephone Line
- Existing Trees
- Existing Utility Pedestals
- Proposed Sanitary Sewer Line
- Proposed Storm Sewer Line
- Proposed Watermain Line
- Proposed Storm Sewer Manhole
- Proposed Sanitary Sewer Manhole

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Michael L. Fitchall
Date _____ License No. 44866



Planning Commission Staff Report

Planning Commission Public Hearing Date: April 27, 2020

City Council Meeting: May 4, 2020

Subject: PP-2020-1 – Platte Properties II LLC: Preliminary and Final Plat for “River Oaks Landing II”

Platte Properties LLC II, is requesting a preliminary and final plat for a planned unit development (PUD) for 30 dwelling units at 1480 West Side Drive and at 1406, 1410 and 1412 Alcott Avenue West, within the R-4 Multiple Family Residential zoning district. The landowner received approval of the General Development Plan for the PUD from council in March.

	DATE
Application Received	March 27, 2020
Notices Published in Daily Journal	April 15, 2020
Notices Mailed to 350 feet area	April 13, 2020
PC Hearing to be held	April 27, 2020
60 Day Expiration (120 days for prelim plat)	May 26, 2020

Standards of Evaluation

City of Fergus Falls Zoning & Subdivision Ordinances:

- 154.035- R-4 Multiple-Family Residence District
- 154.215- Subdivisions
- (B) Approval of preliminary and final plat simultaneously. Where the developer has submitted all data required for both the preliminary and final plat, the Planning Commission, following a public hearing on the plat, may recommend to the Council approval of both the preliminary and final plat simultaneously. Upon the recommendation, the Council may follow the above procedure as when a final plat is submitted to it.

Overview

- (A) Purpose. The R-4, Multiple-Family Residence District, is intended to provide a district which will allow multiple dwellings (apartments, row houses, townhouses and the like) in those areas where the development fits the land use plan, where properly related to other land uses and thoroughfares and where municipal utilities are available.

Background:

The proposed PUD is located on approximately 8.0 acres located on West side Drive and Alcott Avenue West.

The proposal has a 4 story, 16-unit apartment building with 10,000 sq.ft. per floor with the lower level being utilized for parking. The building is proposed at 45 feet tall, which is the maximum height allowed. There are 14 townhome units consisting of twin homes and two single units. There is also a 10-unit garage space proposed.

There is a 24-foot wide private road being developed. The city engineering department has stated that the road will suffice for this development. There are currently utilities adjacent to this property serving the apartment complex to the north and will be expanded to accommodate the development.

The plat creates four lots in Block 1 of which two dwellings are located, the rest is open space. Block two consists of one lot for the apartment complex, block 3 consists of five lots for dwellings, block 4 consists of the private road and block 5 consists of seven lots for dwellings.

Proposed Findings:

1. The plat meets all of the requirements for a PUD and preliminary and final plat for the R-4 zone.

Staff Recommendation:

Based on the above findings, staff recommends approval of PP-2020-01 and FP 2020-1, River Oaks Landing II, based on the findings above:

Alternative Courses of Action:**Motion to Approve:**

Should the Planning Commission choose to recommend approval based on the above findings, a motion should be made to approve the plat.

Motion to Deny:

Should the Planning Commission choose to recommend denial, a motion should be made to recommend denial of the plat, stating the reason(s) for denial.

Motion to Continue:

Should the Planning Commission need further information to make an informed decision on the request, a motion should be made to recommend continuing the item until no later than the next Planning Commission, state the reason(s) for continuing, including the information requested.

However, the Planning Commission should consider all facts and testimony after conducting the public hearing and render a decision accordingly.

Originating Department: Community Development Department

Respectfully Submitted: Darrin Welle

Attachments:

- Application
- Location and Zoning Maps
- Public Hearing Notice