



REQUEST FOR COUNCIL ACTION

MEETING DATE: February 7, 2022

PREPARED BY: Joe Hogeboom, Director of Community and Economic Development

AGENDA ITEM: AMC Theatre Planned Unit Development concept stage plan amendment and development stage plan

PREVIOUS ACTIONS:

At their meeting of Monday, January 31, 2022, the Planning Commission recommended that the City Council direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the AMC PUD concept stage plan amendment and development stage plan subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
 - a. The Engineering Department dated January 27, 2022

Requested Action: PUD concept stage plan amendment and development stage plan

Zoning: PUD, Planned Unit Development

Adjacent Land

Use and Zoning:

North: PUD, Planned Unit Development
East: PUD, Planned Unit Development
South: PUD, Planned Unit Development
West: PUD, Planned Unit Development

Applicant:	Launch Properties, LLC
Application received:	December 7, 2021
60 day review deadline:	February 5, 2022
Additional 60 day review deadline:	April 6, 2022
Address:	12575 Elm Creek Boulevard

RECOMMENDED COUNCIL ACTION:

Motion to direct the City Attorney to draft a Resolution and a Planned Unit Development agreement approving the AMC PUD concept stage plan amendment and development stage plan subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
 - a. The Engineering Department dated January 27, 2022

COMMENTS:

Launch Properties is seeking concept stage plan approval for the redevelopment of the former AMC Theater site, as well as development stage plan approval for the conversion of the former theater building into a retail/warehouse building.

AMC Theater closed permanently in early January. During the past five years, the theater site has experienced property maintenance concerns. The theater opened in June, 2001 as part of the original Arbor Lakes development. The PUD agreement for the site designates the building for “theater” use; therefore, a PUD amendment is necessary to allow a retail operation to exist within the building. The underlying zoning classification permits retail use; however, a PUD amendment is required to remove the ‘theater’ designation for the former AMC building.

The 9.9 acre site currently contains the former theater building and a parking lot. With the proposal, the theater building would be converted into a “Floor and Décor” store, which specializes in selling home renovation products. Three additional retail/restaurant buildings are also proposed to be located on the site. The north building, proposed to be located between Malone’s and Red Lobster, would be approximately 7,500 square feet. The east building, proposed to be located south of Red Lobster, would be approximately 6,000 square feet with an adjacent patio. The west building, proposed to be located west of the theater building, would be approximately 4,500 square feet.

This proposal brings much-needed improvements to landscaping features throughout the property, including new trees, plantings and sod. The landscape plans are subject to review by the Arbor Committee, including additional reviews for each development stage plan request of the outlots in the future. Park dedication is not required for this project. In addition, there are no expected impacts to stormwater retention.

When development stage plans come forward for the proposed new pad buildings, the city will evaluate the entrance to the property from Main Street, and may require that

improvements are made. Per the requirement of the City's Traffic Engineer, a full traffic study will be required to be submitted and evaluated at that time.

Some concern was raised with regard to delivery and pick-up traffic for the Floor and Décor building, and its impacts to the Main Street four-way stop intersection. As a result, Launch Properties and Floor and Décor have assembled a circulation plan, which, along with associated on-site signage, is recommended to become part of the approval.

Site improvements associated with Floor and Décor include updated building façade treatments, an addition of a loading dock on the rear of the building and an installation of a customer pick-up area. Plans to convert the former AMC Theater building to Floor and Décor would begin this winter/spring. Launch Properties expects to come forward with final PUD development stage plans for the subsequent buildings on the site in the spring or summer.

ATTACHMENTS:

Attachment A: Narrative

Attachment B: Location map

Attachment C: Maps

Attachment D: Memorandums