



REQUEST FOR COUNCIL ACTION

MEETING DATE: May 2, 2022
PREPARED BY: Brett Angell, Economic Development Manager
AGENDA ITEM: Homestead Corners planned unit development stage plan

PREVIOUS ACTIONS:

At their meeting of Monday, April 25, 2022, the Planning Commission recommended that the City Council direct the City Attorney to draft a resolution and a PUD agreement approving the Homestead Corners PUD 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 Community & Economic Development Department dated April 12, 2022
 - b. The Fire Department dated April 14, 2022
 - c. The Engineering Department dated April 18, 2022

Requested Action: PUD development stage plan

Zoning: B, Business

Adjacent Land

Use and Zoning:

North: B, Business
East: B, Business
South: B, Business
West: B, Business

Applicant:	Cloutier Properties
Application received:	March 28, 2022
60 day review deadline:	May 27, 2022
Address:	13600 Grove Drive North

RECOMMENDED COUNCIL ACTION:

Motion to direct the City Attorney to draft a resolution and a PUD agreement approving the Homestead Corners PUD 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 Community & Economic Development Department dated April 12, 2022
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COMMENTS:

Cloutier Properties is seeking PUD development stage plan approval for exterior changes and alterations to the building and parking areas to accommodate a drive-thru for the Homestead Corners multi-tenant commercial building. The 2.48-acre parcel is located at the southwestern corner of the intersection of Weaver Lake Road and Elm Creek Blvd. The building was constructed in 1988 and was acquired by the applicant in mid-2021.

Façade improvements

The applicant is proposing various changes to the façade of the building, including changes to the façade color and material, removal and replacement of the existing gables, new awning materials, and repair and improvements to the existing sidewalk and masonry. The areas which are currently brick would remain as brick.

The proposed new façade would change the existing greenish-grey areas to a new dark blue colored board material. The architecture would include black accent trim and awning roofing. The existing gabled parapets would be changed to a square structure.

Site alterations

The applicant is also proposing to alter the existing parking lot area to accommodate a new drive-thru user on the east end of the property. The proposed changes would remove a total of 13 parking spaces as a drive-thru stacking lane would be constructed on the eastern side of the property. Two additional spaces would be removed in order to add two additional accessible spaces to bring the property into compliance with ADA standards. Per the site plan, the proposed drive lane constructed on the eastern side would allow for the stacking of 11 vehicles.

The changes to include a drive-thru could present an opportunity for potential traffic-related conflicts with the rear of the building should deliveries be occurring. Staff have spoken with the applicant to recommend working with the existing tenants to ensure that deliveries and other uses of the rear of the building be structured to occur at off-peak times for the drive-thru. Additionally, the drive-thru inclusion would require that the drive lane around the

building be one-way traffic only with signage to reflect that change which would further reduce any potential traffic conflicts.

The landscaping plans propose that the 29 trees currently on the site would remain and four additional overstory trees would be planted. Additional shrubs, grasses, and perennials would be planted as well with a primary focus on the areas which would be disturbed via property alterations. Per staff comments, additional details regarding the existing trees has been requested to ensure variation of tree species.

Planning Commission review

The Planning Commission considered this item at the April 25 meeting date and recommended approval of the PUD stage plan request. Discussions on the item focused primarily on traffic and deliveries in the rear of the property as well as the memorial on the east side of the property.

ATTACHMENTS:

- Attachment A: Narrative
- Attachment B: Location map
- Attachment C: Maps
- Attachment D: Memorandums