



REQUEST FOR PLANNING COMMISSION ACTION

MEETING DATE: July 25, 2022
PREPARED BY: Brett Angell, Assistant Community and Economic Development Director
AGENDA ITEM: Pints and Paddle Planned Unit Development stage plan and final plat

PREVIOUS ACTIONS:
None

Requested Action: PUD development stage plan and final plat

Zoning: PUD (Planned Unit Development)

Adjacent Land

Use and Zoning:

North: Highway 610
East: PUD (Planned Unit Development)
South: PUD (Planned Unit Development)
West: PUD (Planned Unit Development)

Applicant:	Ryan Companies
Application received:	June 27, 2022
60 day review deadline:	August 26, 2022
Additional 60 day review deadline:	October 25, 2022
Address:	15550 Grove Circle North

RECOMMENDED PLANNING COMMISSION ACTION:

Motion to recommend that the City Council direct the City Attorney to draft a resolution and a Planned Unit Development agreement approving the Pints and Paddle PUD non-residential development stage plan and final plat, 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 July 14, 2022
 - b. The Engineering Department dated July 8, 2022
 - c. The Fire Department dated July 8, 2022
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COMMENTS:

The applicant is requesting PUD development stage plan and final plat approval for the purpose of adding an approximately 33,000 square foot building within The Grove development which would be utilized as Pints and Paddle, an indoor pickleball and a restaurant/beer hall. The proposed development would be built and share a common wall with Crunch fitness.

Final plat

The proposed plat would create a new 3.39-acre parcel within the development. The applicant and business would be the owner of the proposed parcel. The newly created parcel would include the building pad area and a portion of the existing parking lot area.

Pints and Paddle details

The proposed business would include ten indoor pickleball courts which would be used for recreational, league, and/or tournament level play. The western portion of the building would include a kitchen, seating area, and beer hall. The beer hall component would include a self-tap beer wall where patrons have the ability to select and pour beer from their choosing. Additionally, there are plans for an outdoor patio area to the west as well as a second story on the inside which includes additional seating, an office, and a mezzanine overlooking the courts. The proposed use meets the fitness and commercial business style and would serve as an attraction for the area.

Access and parking

Access to the site will utilize existing drive aisles from south along Grove Circle, with east and west connections to the nearby Target and Home Depot parking fields. The onsite parking is sufficient and will remain largely unchanged, with accessible parking stalls added near the building's entrance. A total of 129 parking spaces are included within the proposed parcel and there are agreements in place between the surrounding parcels to allow for cross access, parking, and maintenance. Staff are comfortable with the number of parking spaces proposed and, per staff comments, have requested any changes to the private cross parking agreements if amendments occur.

Landscaping

The landscaping plan for the project includes the removal trees planted in the current location of the building footprint with eight additional new/replacement trees being planted throughout the parking lot and entrance area. Per the original PUD documents, the proposed replacement and planting plan of additional trees meets the intent of those documents.

Architecture

The proposed building materials include a mix of brick/masonry, glazing, concrete, and metal accents. The primary colors of the building include black and grey to go with the tan brick color to give a contemporary look and give an overall attractive building design. The proposed use of materials is consistent with requirements. The proposed design includes higher finishes to the front and eastern side, which is where the patio area would be located.

ATTACHMENTS:

Attachment A: Narrative

Attachment B: Location map

Attachment C: Maps

Attachment D: Memorandums