



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: August 10, 2021

Reference: Consider approval of an Ordinance for PD-250R25-H (Planned Development–250 Revision 25– Historic District) to approve a Detail Site Plan for a 7,631 square-foot, 2-story mixed-use building with retail on the first floor and residential on the second floor on 0.196 acres of land located at 755 W. Main Street, and authorizing the Mayor to sign.

2040 Pillars: Create Business & Innovation Nodes

Executive Summary:

The City currently owns this property and proposed to sell it to the applicants, Michele and Gary Cramer, who own the “Let it Shine” business also located in Old Town. The Cramers are proposing to construct a 7,631-square foot mixed-use two-story building with retail on the ground level and a residence above where they plan on living. This is a mixed-use project similar to the George Coffee and Provisions shop also located in Old Town.

Analysis:

On July 13, 2021, the City Council unanimously Approved PD-250R25-H, subject to the following conditions:

1. Detailed engineering review to take place with engineering permit submittal.
2. The Director of Community Development shall have the authority to administratively approve the proposed signage for this development in accordance with planned development regulations for PD-250R8-H and the Historic District.
3. The second-floor residence shall be developed in accordance with local ordinance and building codes; and shall be used for residential purposes only.

Legal Review:

N/A

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance
2. Exhibit A - Plat
3. Exhibit B – Detail Site Plan
4. Exhibit C - Landscape Plan
5. Exhibit D – Elevations and Renderings