



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: October 12, 2021

Reference: Consider approval of an Ordinance for PD-217R4-C, (Planned Development-217 Revision Four-Commercial), to approve a Conceptual Site Plan for Lot 5R and a Detail Site Plan for the conversion of the existing building on Lot 4R-1 into a Chess Club and Learning Center and to allow the construction of nine additional parking spaces on Lot 4R-1; and authorizing the Mayor to sign.

2040: Perpetuate a Learning Environment & Create Business & Innovation Nodes

Executive Summary:

With this request, the existing Doggie Wonderland is proposed to be converted into a chess club and learning center, offering tutoring for children.

Introduction:

This change in use to a chess club and tutoring service requires additional parking. Nine additional parking spaces are proposed to be constructed north of the existing building. The existing 16 parking spaces are proposed to remain, and a variance was granted with the previous PD to allow the existing configuration. A variance was also granted for the side yard setback for the existing building. Nothing is currently proposed for Lot 5, but the lot lines for Lot 4R and 5, will be amended to reflect the change in property lines due to the need to provide additional parking for Lot 4R. A concept plan is shown for Lot 5 to illustrate the possible construction and parking layout in the future. A Detail Site Plan will be required for the development of this lot, including any required screening between Lot 5 and the adjacent properties.

Analysis:

On August 19, 2021, the Planning and Zoning Commission recommended approval of PD-217R4-C with the conditions.

On September 14, 2021 the City Council unanimously approved this request, subject to the P&Z conditions which have been incorporated into the ordinance.

1. A replat will be required to subdivide the lots and to provide any necessary easements.
2. Submit draft dumpster agreement for City Attorney review. This shall be filed with the plat.
3. All proposed signage shall comply with ordinance requirements.

4. A Detail Site Plan shall be required for the development of Lot 5 and shall include any required screening.

Legal Review:

The City Attorney reviewed this ordinance.

Fiscal Impact:

None

Recommendation:

The Planning Department recommends approval.

Attachments:

1. Ordinance
2. Exhibit "A" - Legal Description
3. Exhibit "B" - Site Plan
4. Exhibit "C" - Landscape Plan and Tree Survey
5. Exhibit "D" – Existing Elevations