

BACKGROUND

The applicant is proposing to create a three (3)-story mixed use development to include retail and residential uses. The development is proposed containing three (3) new buildings and an addition to the existing structure located on the site. The first floors are proposed as flex space and the second and third floors are proposed as multi-family. The request is to allow UU, Urban Use District, uses as allowable uses for the development with the addition of selected Conditional Use within the UU, Urban Use Zoning district.

The project is proposed in phases with the building located at the corner of 10th Street and McMath Avenue constructed in the first phase. The building will sit five (5) feet off of the 10th Street property line and eight (8) feet, six (6) inches off the McMath Avenue property line. The bottom floor is proposed with commercial uses. The maximum building height proposed is thirty-seven (37) feet.

Two (2) additional buildings will be constructed within a three year time frame. The existing structure located on the site is to remain. The proposal includes a two (2)-story addition to the existing structure within forty-eight (48) months of approval.

Please see the attached Planning Commission minute record and site plan for the applicant's specific development proposal and the staff analysis and recommendation.