

Planning Commission Agenda Item for October 8, 2013

Case Number 13.024PUDF: Final Planned Unit Development- Prairie Fire
Brewing Planned Unit Development

Applicant/Owner: Prairie Fire Brewing Company, LLC

Agent: Doyle Land Surveying

Summary:

The applicant is seeking Final Plat approval for a Planned Unit Development (PUD) for the Prairie Fire Brewery site.

Background:

The 0.64 acre property is located at the intersection of South Douglas Highway and Sixth Street on the southeast side. The property is zoned C-1, General Commercial and the building is currently operating as a brewery establishment.

The owners would like to create two (2) lots on the site for increased flexibility and to maximize the available space for development. Lot 1 includes the parking lot, access points, and landscaping areas and Lot 2 includes the footprint of the structure, a future silo for grain storage, and a patio area. The patio is currently unenclosed; however the owners would like to enclose the patio in the future with a roof. According to the Zoning Ordinance, the Planned Unit Development allows flexibility with the internal setbacks, however the external setbacks of the underlying district shall be met. City staff has worked with the applicant to draft the Ordinance in a way that will accommodate the owners' future plans and also meet the requirements of the Zoning Ordinance.

The owners have provided the City with a copy of a Cross-Parking Agreement for use of the Terry's Furniture parking lot to the south for overflow parking. The Planning Commission approved the Preliminary Plat PUD for this project on July 16, 2013. The City Council will act on the Final PUD Plat, PUD Ordinance, and request to create a PUD Zoning District.

Planning Requirements:

1. All requirements of the approved Commercial Site Plan shall apply to this project.
2. Prior to constructing the enclosed patio, the applicant shall obtain a building and zoning permit from the City.
3. A building and zoning permit will also be required prior to placing the silo on the site.
4. Any future construction shall comply with the site specific standards set forth in the PUD Ordinance.

5. The Planned Unit Development Ordinance shall be approved by the City Council and recorded with the plat.
6. A Title Report shall be submitted prior to recording the Final Plat. A Consent to Subdivide form shall be provided if necessary.
7. The Final PUD Plat shall show the 10' foot Electrical Easement as a 10' Utility Easement and be extended to cover the water and electrical service prior to recording the plat.
8. The applicant shall submit paperwork showing who is authorized to sign on behalf of Prairie Fire Brewing, LLC, prior to recording the plat.

Cosmetic Change:

- a. Include the Resubdivision language in all headings and in the Surveyor's Certificate as requested by the County Clerk's Office.

Staff Recommendation:

Staff recommends approval of the Final Planned Unit Development Plat for the Prairie Fire Brewing Planning Unit Development, on the existing Lot 1A, Block 5, Bivens Addition, subject to all Planning requirements.

This Final Planned Unit Development Plat and PUD Ordinance is scheduled to be reviewed by the City Council on First Reading at the October 21st, 2013 meeting at 7:00 p.m. in the City Council Chambers.

Save: 13.024PUDF PC Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map, PUD Ordinance

Case Management: Staci Beecher

ePlans: 13-880