

Planning Commission Staff Report

July 18, 2017
Laura Abernathy, Planning Coordinator
Planned Unit Development Agreement (Francis Case)

Background/History

The City is in the process of surplussing the commonly-known “Francis Case” property, described as Lot PS-2 of Block 10 of Potter’s Second Addition, which is currently vacant. The City has been working with Sturgis Economic Development Corp (SEDC) to find a potential redevelopment project that would fit the aesthetic quality of the surrounding neighborhood as well as support the economic needs of the community. The Francis Case property is a feasible location as it is within an established neighborhood within city limits. The City will transfer this property to SEDC, who will then sell the land to a developer that will construct a high-quality townhome development.

On April 4, 2017, a zoning amendment application for this property was presented to the Planning Commission, and the property was formally rezoned from Public Land to a Planned Unit Development (PUD) at the April 17, 2017 City Council meeting. A PUD zoning district will allow for this type of development in this area.

A PUD agreement has been drafted, which will define the terms that the developer will need to follow, including unit density, quality of construction, and more. The Planning Commission will need to approve this document before the land transfer between the City and SEDC can commence.

Notifications

As agreed upon during the April 4 Planning Commission zoning amendment presentation, 15 nearby landowners who were originally notified (with the inclusion of one concerned landowner) were sent a copy of the PUD agreement on July 6, which included the site plan and the front façade design. The letter also listed the date of the special Planning Commission meeting, as well as a website address for the Planning Commission agenda, which lists the City Council public hearing date of July 31.

Recommendations

Staff recommends approval of the PUD agreement so the land transfer between the City and SEDC may move forward at the July 31 City Council meeting.

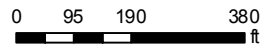
Budget Impact

There is no immediate impact on the city budget. The City would receive a portion of the land proceeds once it is sold to the developer by SEDC. The growth in additional households will increase municipal utility revenue and sales tax revenue.



City of Sturgis SD, Meade County SD

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Francis Case

July 07, 2017



Planned Unit Development Agreement

The following terms shall be followed in the development of the commonly known “Francis Case Development.”

Setbacks:

All setbacks associated with a Medium Density Residential Zone shall be followed with the one exception of a 2’ setback variance along the northwestern property line adjoining the Meade County School District Property Line, as illustrated on the attached site plan.

Density:

A total of 15 or fewer residential units shall be constructed on the parcel.

Quality of construction:

The construction of the residential units shall be of the same style and materials as presented on the attached front façade. The improvements shall include craftsman style columns, exterior stone wainscoting and decorative patio railings.

Parking:

Each unit shall include at least one car fully enclosed garage and at a minimum two additional paved off street parking spaces.

Maintenance:

The property owner shall ensure at all times that the landscaping of the project shall be in good maintenance, fully watered, trimmed and edged. This includes the turf as well as shrubs, trees and flowers.

Sturgis City Manager

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Spatial Separation Between House:
 Verify with local governing authority that all setbacks coincide with "fire department" response times and "limiting distance" to determine type of construction, cladding and "fire resistance" needed in exposed walls to comply with "HRR" codes. Unprotected opening sizes may have to be altered to meet Canadian National Building Code.

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FRONT ELEVATION

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Email: info@edesignsplans.ca

DEVON, AB

TOLL FREE 1-855-675-1800

PROJECT:

LOCATION:

DRAWN BY:

Jerry Gagne

SCALE:
 1/4"=1 ft.

DATE:
 Jan. 11/17

PLAN #:
 2011583

PAGE:
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Spatial Separation Between Houses:

Verify with local governing authority that all setbacks coincide with "fire department" response times and "limiting distance" to determine type of construction, cladding and "fire resistance" needed in exposed walls to comply with "NRC" codes. Unprotected opening sizes may have to be altered to meet Canadian National Building Code.

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REAR ELEVATION



AREA OF GLAZED OPENINGS
Total Wall Area = 36.29 sq. m.
Total Glazed Opening = 1.86 sq. m.

LEFT & RIGHT ELEVATIONS

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Jerry Gagne

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1/4" = 1 ft.

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