



Legislation Text

File #: 17-958, Version: 1

TO: Mayor and Commissioners
FROM: Timothy Stillings, Director of Planning, Zoning, and Building
THROUGH: Mark R. Lauzier, City Manager
DATE: January 16, 2018

ACCEPTANCE OF A 5' RIGHT OF WAY DEDICATION ALONG NE 3RD AVENUE AND A 2' RIGHT OF WAY DEDICATION ALONG THE ALLEY, FOR THE PROPERTY LOCATED AT 324 NE 3RD AVENUE

Recommended Action:

Motion to approve the acceptance of a 5' Right-of-Way dedication along NE 3rd Avenue and 2' Right-of-Way dedication along the rear alley for the property located at 324 NE 3rd Avenue.

Background:

At its meeting of June 28, 2017, the Site Plan Review and Appearance Board (SPRAB) approved the Class V Site Plan, Landscape Plan, and Architectural Elevations for the development proposal, which consists of the following:

- Construction of a 14,618 square foot four-story, mixed-use building containing a 3,516 square foot restaurant on the first floor, a 3,520 square foot yoga studio on the second floor, a 3,520 professional office on the third floor, and a 3,430 square foot artist studio on the fourth floor.
- Provision of 2 back-out parking spaces at the rear of the property, accessible from the alley.
- Provision of associated landscape, lighting, and streetscape improvements.

Pursuant to LDR Section 5.3.1(D)(2), and the Transportation Element of the City's Comprehensive Plan, the required right-of-way width for NE 3rd Avenue, which is a local road, is 50', whereas 40' of right-of-way presently exists. Additionally, the required width for alleys is 20', whereas 16' presently exists. Therefore, a 5' dedication along NE 3rd Avenue and a 2' dedication along the alley (half the distance of the difference) are required.

City Attorney Review:

Approved as to form and legal sufficiency.

Finance Department Review:

N/A

Funding Source/Financial Impact:

N/A

Timing of Request:

Dedication is required to receive site plan certification.