

Pecos Place

PRC2016-00006
1750 W. 52nd Place

September 13, 2016

Case Manager: Greg Barnes

Board of Commissioners Public Hearing



Requests

- A Final Plat for a major subdivision to allow 24 residential lots and 5 non-residential outlots
- A Final Development Plan Development to allow 24 dwelling units
- Subdivision Improvements Agreement



LEGEND

- ★ Special Zoning Conditions
 - 3 Section Numbers
 - Railroad
 - Major Water
 - Zoning Line
 - Sections
- Zoning Districts**
- A-1
 - A-2
 - A-3
 - R-E
 - R-1-A
 - R-1-C
 - R-2
 - R-3
 - R-4
 - M-H
 - C-0
 - C-1
 - C-2
 - C-3
 - C-4
 - C-6
 - I-1
 - I-2
 - I-3
 - CO
 - PL
 - AV
 - DIA
 - P-U-D
 - P-U-D(P)
 - Airport Noise Overlay

Pecos Street

Subject Property

52nd Avenue

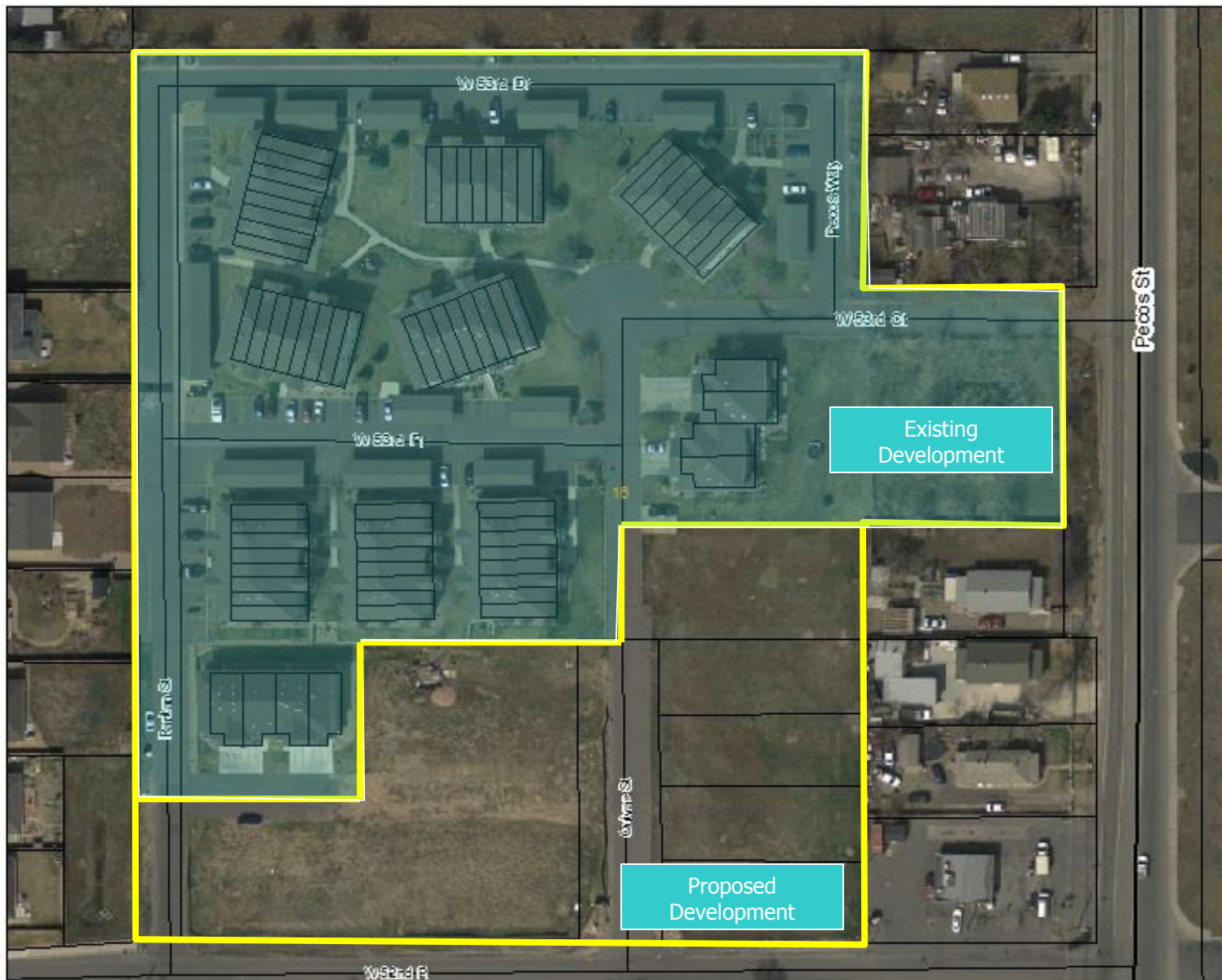
Pecos Place
PRC2015-00013



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- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
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- P-U-D(P)
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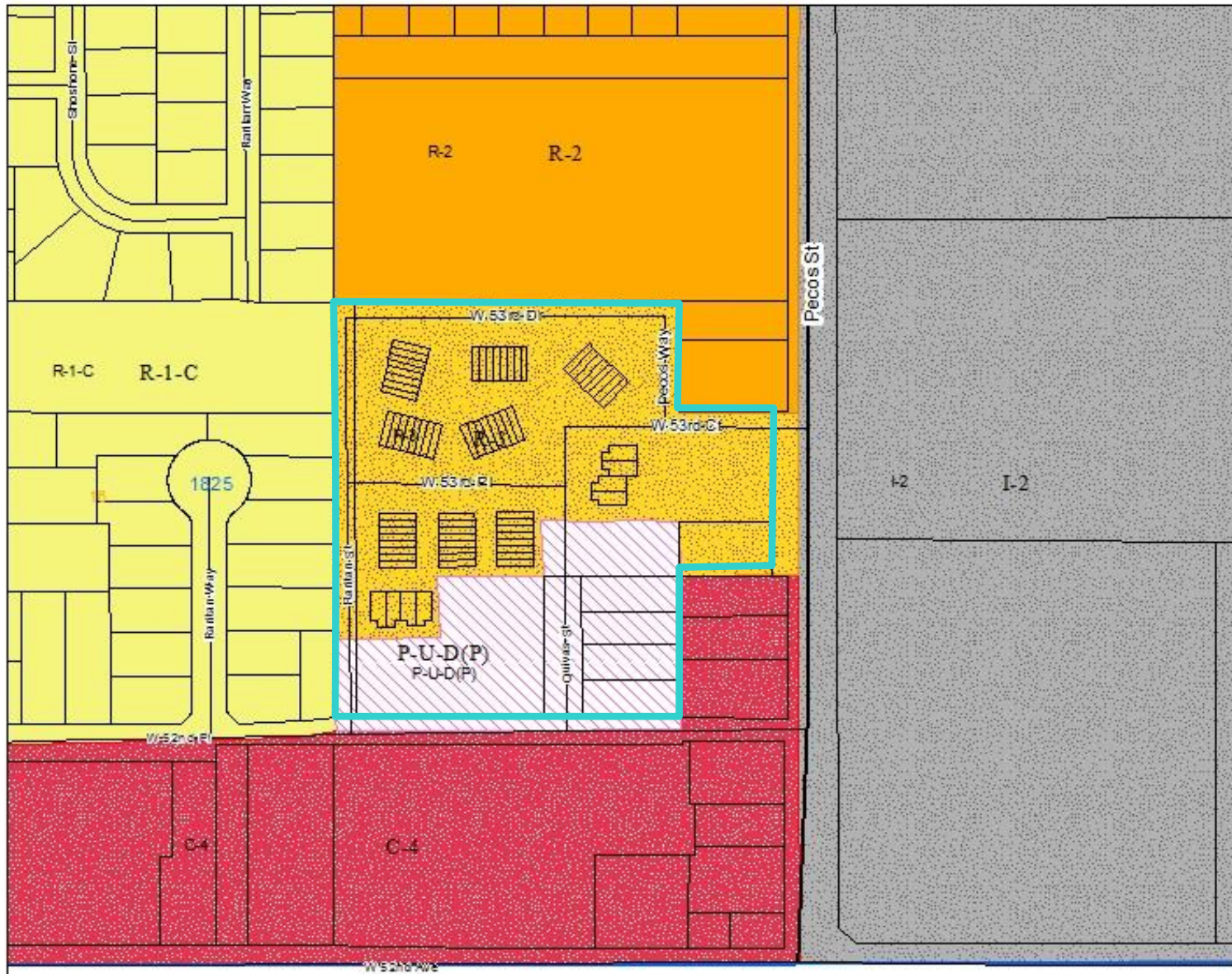
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Pecos Place
PRC2016-00006

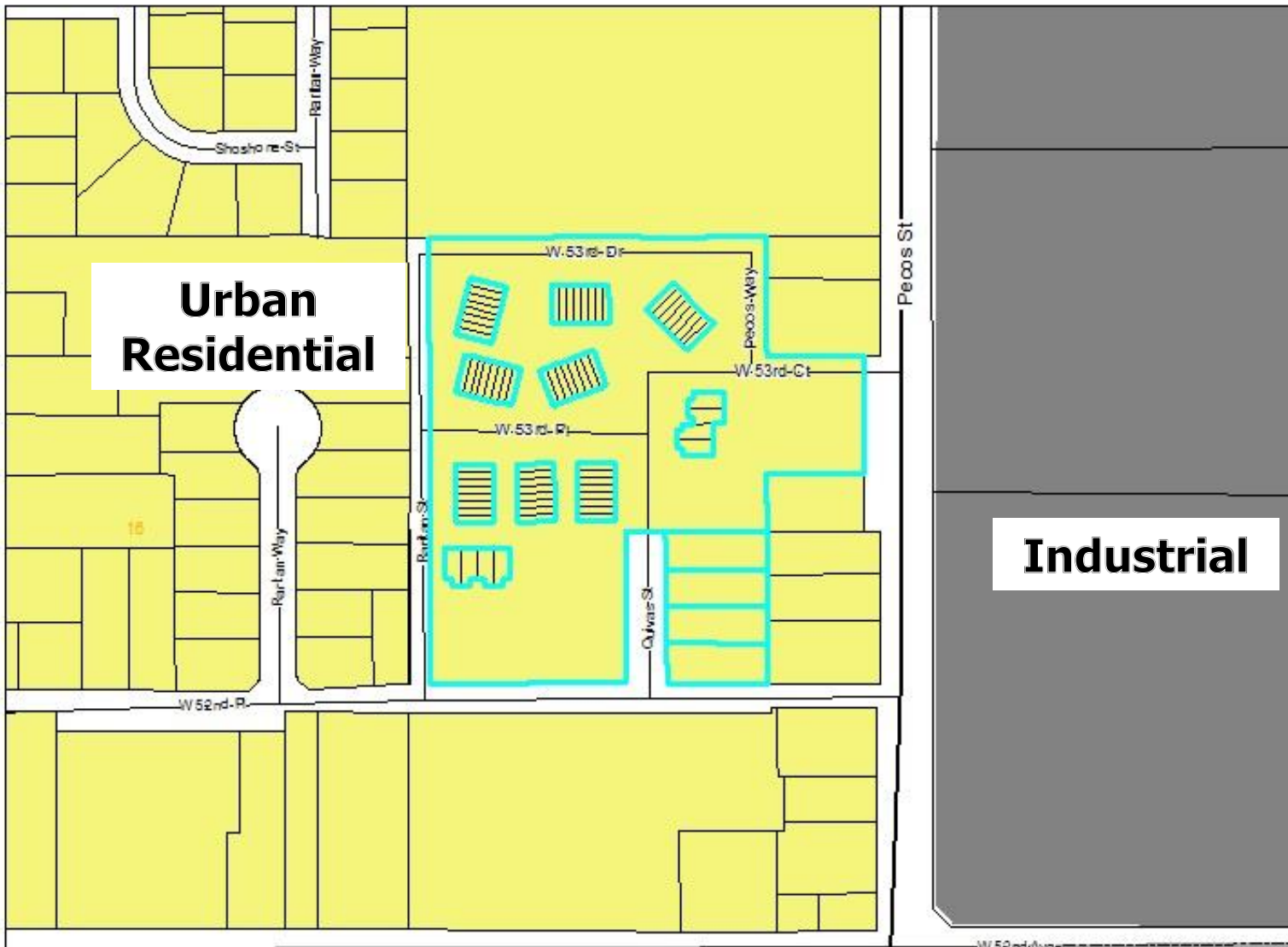
**Zoning
Designations**



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- ⊠ Airport Noise Overlay

Pecos Place
 PRC2015-00013

Future Land Use Plan



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Criteria for Approval (Final Plat)

Section 2-02-17-04-05

- Consistent with Approved Preliminary Plat
- Conformance with Subdivision Standards
- Adequate Water Supply
- Adequate Sewage Disposal System
- Identify Geologic and Topographic Concerns
- Adequate Drainage
- Incorporating Infrastructure

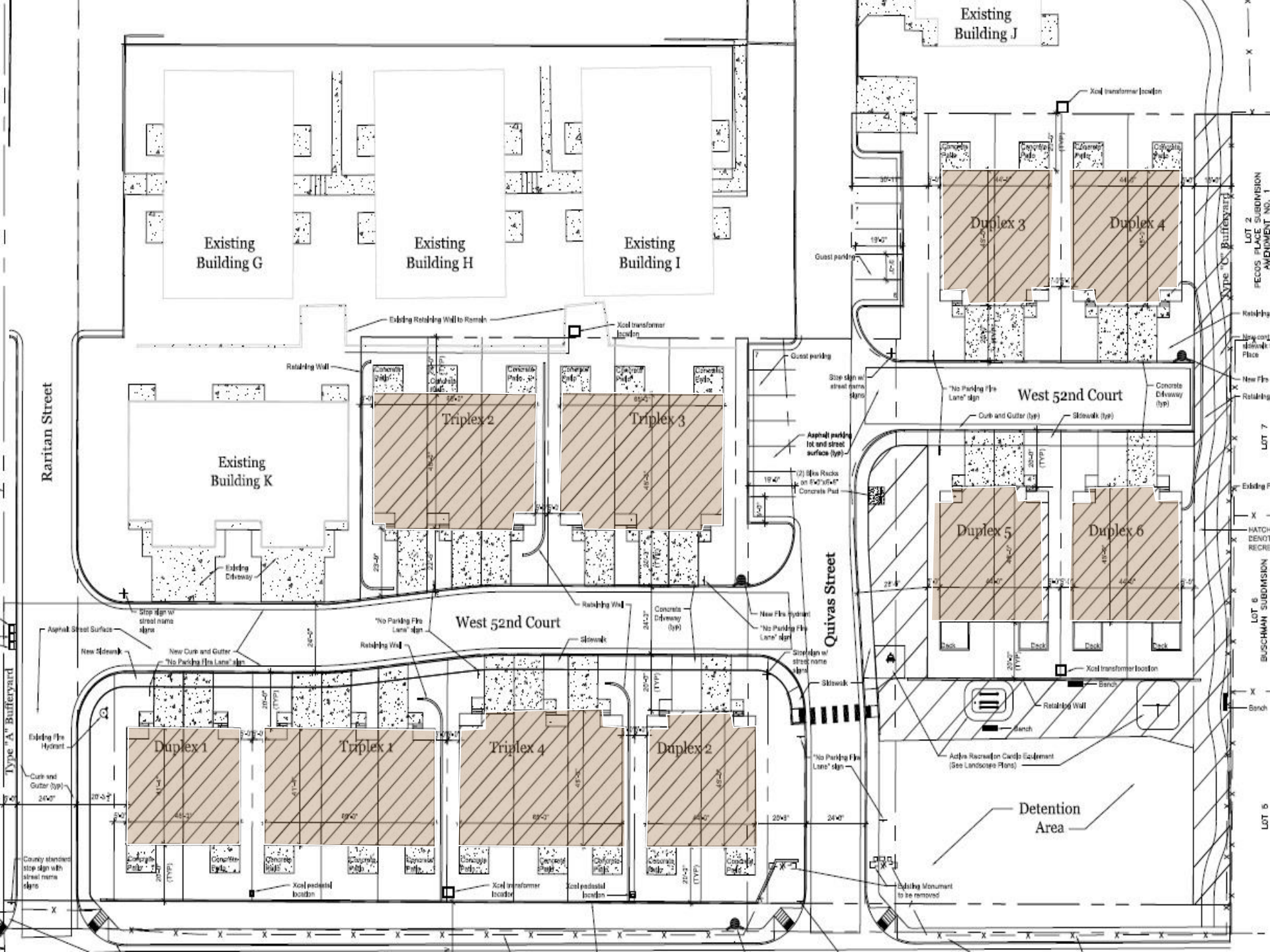
Criteria for Approval (Final Development Plan)

Section 2-02-10-04-05

- Conformance to Comprehensive Plan
- Conforms to PUD Standards
- Consistent with Approved PDP
- Construction Plans Meet Standards

Staff Analysis

- No significant changes to Plat from the approved Preliminary Plat
- Development Plan Changes
 - Increased masonry material on building elevations
 - Increased space for active recreation open space
 - Parking Management Plan
- Water, Sewage, Drainage, and SIA have all been reviewed and addressed.





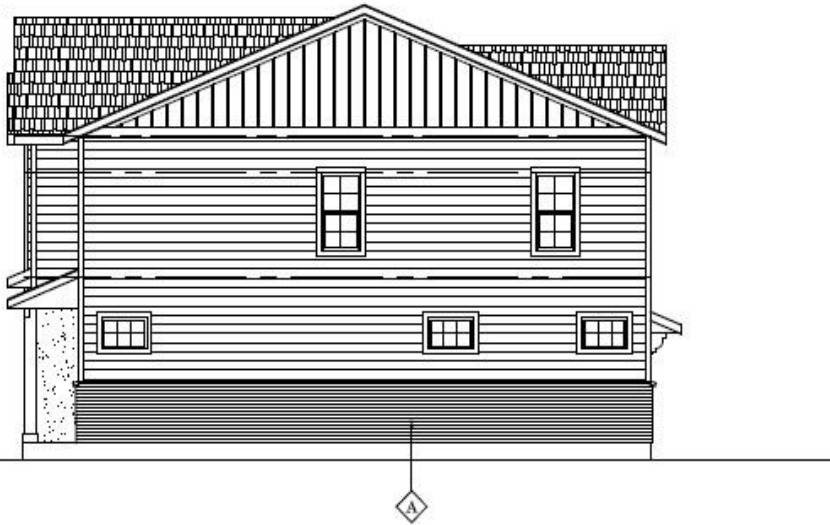
DUPLEX 1 - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



DUPLEX 1 - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



DUPLEX 1 - SIDE ELEVATION

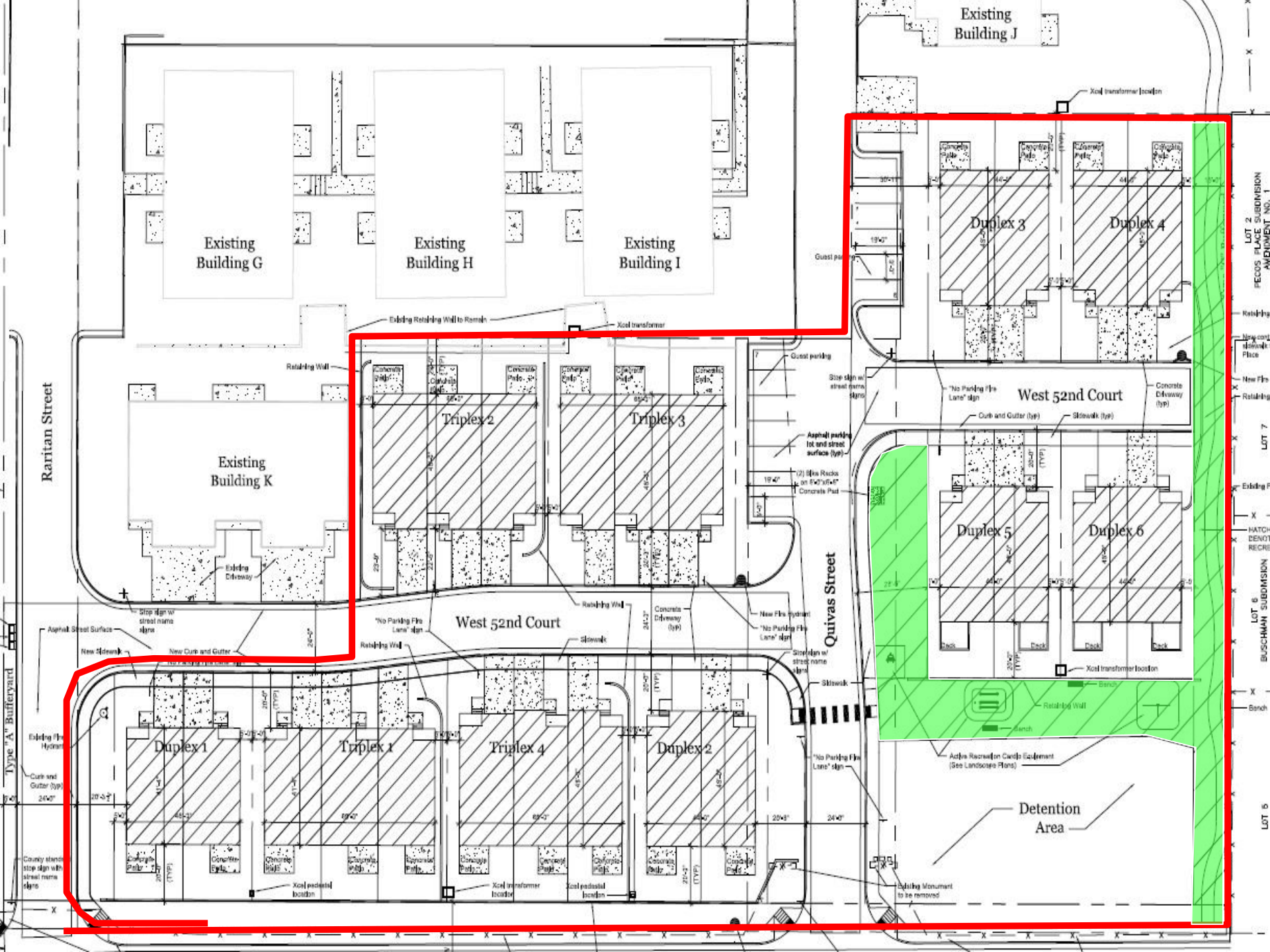
SCALE: 1/8" = 1'-0"



DUPLEX 1 - REAR ELEVATION

SCALE: 1/8" = 1'-0"

Typical Proposed Elevations



Existing Building G

Existing Building H

Existing Building I

Existing Building J

Existing Building K

Duplex 3

Duplex 4

Triplex 2

Triplex 3

Duplex 5

Duplex 6

West 52nd Court

West 52nd Court

Raritan Street

Quivas Street

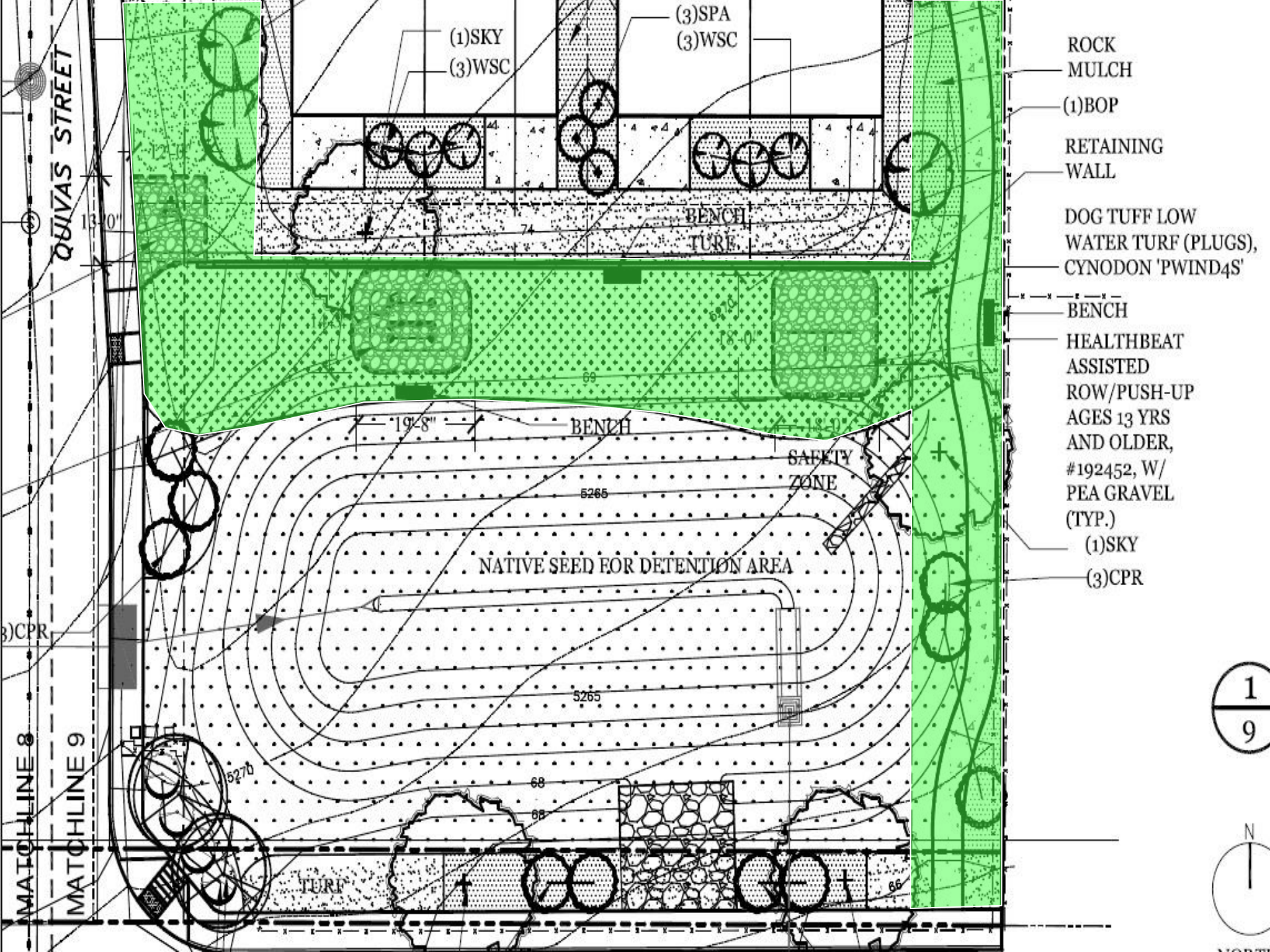
Detention Area

LOT 2
FECOS PLACE SUBDIVISION
AMENDMENT NO. 1

LOT 7

LOT 6
BUSCHMAN SUBDIVISION

LOT 5



NEW Parallel Bars

The wheel-chair accessible station features two levels of bars to accommodate beginner and advanced users as well as rehab users. It has been designed to save space and maximize the number of "spots" by combining two levels of bars on the same unit #19241.



Assisted Row/Push-Up

A great upper-body workout that exercises multiple muscles with several activities in one station. Bars of multiple heights accommodate users of all fitness levels.



Pull-Up/Dip

Multiple highly effective strength-building exercises for the upper body.



Active Recreation Cardio Equipment

SCALE: None



Site Location
From W. 52nd Place



Site Location
From Quivas Street



Site Location
From Quivas Street

Existing Pecos Place Structures



Existing Pecos Place Structures



Zoning Violations

- August 16, 2016: Case Continued
- August 29, 2016: Violations Resolved
 - Inadequate Parking Space Size (Section 4-12-04-09)
 - Shortage of required number of handicapped parking spaces (Section 4-12-04-10)



Zoning Violations
Parking issues



Zoning Violations
Parking issues

Referral Period

Notices sent to property owners*	# of Comments Received
240	3

* Property owners within a 1,000 feet were notified

No objections were received from external referral agencies

Staff Recommendation

- Staff Recommends APPROVAL with 11 findings-of-fact, 1 condition precedent, 1 condition, and 1 note.