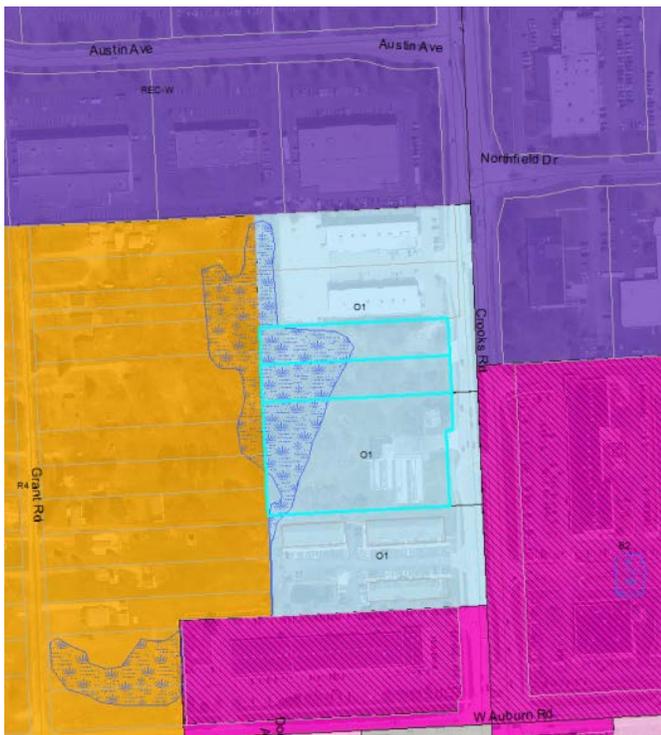


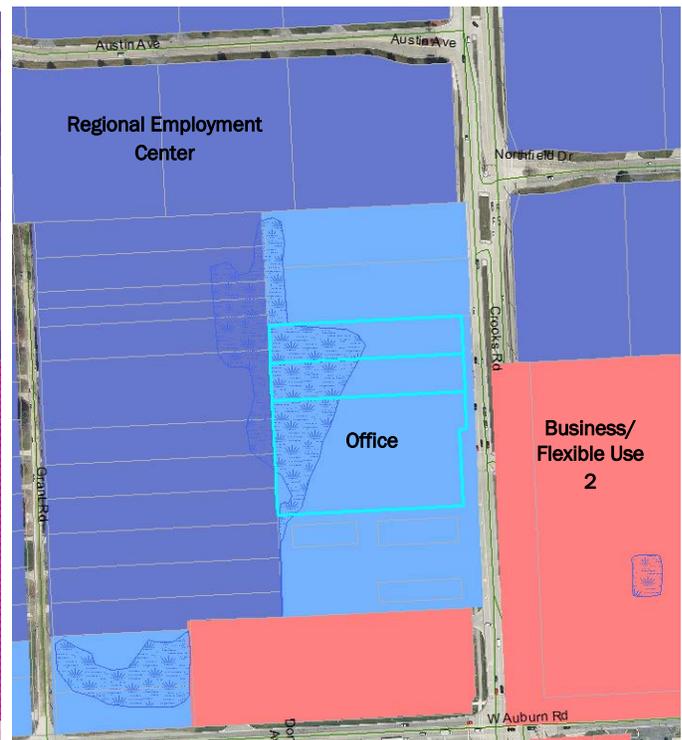
From: Sara Roediger, Manager of Planning
To: Planning Commission
Date: October 14, 2016
Re: Crooks Rd: Discussion regarding potential mixed-use development

The applicants have requested to have another discussion before the Planning Commission regarding a possible mixed-use development on three parcels on the east side of Crooks, between Auburn Rd. and Austin Ave., just south of M-59. The 4.3 acre site is currently zoned O-1 Office Business and is master planned Office as illustrated below. The applicants came before the Planning Commission at the June 21, 2016 Planning Commission meeting and received feedback on their proposal for a four story hotel, and two, two story office and retail buildings, the minutes are attached.

Following the Planning Commission meeting, the applicants submitted a revised concept plan with a single story retail building on Crooks with townhomes behind. Staff reviewed the plans to ensure it could be built in terms of fire, building, engineering, and zoning codes, and the plans were further modified to the plans that have been submitted tonight for comment by the Planning Commission that include two one-story multi-tenant retail buildings totaling 26,100 sq. ft. and 27 three-story townhomes. Staff has not completed a review of the revised plans. The applicants are seeking guidance and input to see whether this proposed mixture of uses is something they should pursue at this location recognizing that the property would need to be rezoned or be developed under a PUD option.



Zoning Map



Future Land Use Map