
M E M O R A N D U M

TO: Planning and Development Committee Members
FROM: Trevor Dick, AICP LEED AP, Director of Development Strategy and Facilitation
SUBJECT: Route 59 Corridor Plan
DATE: February 26, 2019
CC: John Curley, AIA CBCO CFM, Chief Development Services Officer

Since the February 13, 2019 Planning Commission meeting, City staff have been contacted by representatives of the property located at the southwest corner of 75th Street and Route 59 commonly referred to as the Brach-Brodie property. A copy of their letter is attached dated February 25, 2019. In summary, the representatives are asking for the following changes to the draft plan.

1. Change the future land use for development parcels H and J (shown on page 24) to mixed-use (residential, office and commercial).
2. Remove the density cap from development parcel H to be consistent with other development recommendations.

After much deliberation, Staff has the following comments and recommendations.

1. Staff agrees with the property owner's request to change the recommended land use of the area identified in the plan as Development Site H (shown on page 23) from a multi-family land use to the Mixed-Use (Residential, Office, Commercial).
2. Staff agrees with the property owner's request to remove the language discussing a density cap to be consistent with other development recommendations (page 33).
 - a. With this change, staff recommends the following language be added at the end of the paragraph – *“Future development should be sensitive to school and park district concerns. Discussions and potential negotiations for residential developments are likely.”* (page 33).
3. Staff does not agree with the request of the property owner to change the future land use for the area identified as Development Site J from commercial to mixed use.

≈ Please let me know if you have any questions ≈