



MEMORANDUM

Date: February 15, 2024

To: Luke Winchester, Chairman
and Planning Commission

From: Jennifer Hamblen, Director of Development Services
Jon Baughman, City Planner

Re: Golden Bear Place
Preliminary Plat
Map - 078
Parcel(s) – 17.01

Request: CSDG requests Preliminary Plat approval of nine lots and associated right-of-way, easements and infrastructure for Golden Bear Place on Beckwith Road and Golden Bear Gateway in District 3.

History: This Preliminary Plat lays out the lots and infrastructure for the Golden Bear Place PUD northeast of Golden Bear Gateway along Old Beckwith Road. This PUD originally received PMDP approval in 2017 as Beckwith Interchange Park, a PUD with CI and CRC base zoning. The PUD was substantially amended in 2022 to include RM-16, CMU and IR base zonings as well.

Preliminary Plat: This Preliminary Plat establishes 9 lots ranging in size from 0.75 to 30.63 acres and establishes 6.46 acres of right-of-way. Various easements for shared access and public trails are also included. Site Plans and Final Master Development Plans for lots 5 & 6 have been submitted to the Planning Commission and are also on this agenda. Article 7-103.4#7 requires 100' open area, located on the industrially zoned lot, where adjacent to residentially zoned property. The rear of this lot is affected by this requirement being adjacent to RM-16 zoned property.

Summary: The applicant has addressed the majority of comments received from previous reviews. Any outstanding issues may be addressed via the conditions of approval below.

Recommendation: Staff recommends approval of the Preliminary Plat for Golden Bear Place, subject to the conditions below:

Planning and Zoning:

1. Identify the 100' wide open space required per 7-103.4#7.
2. All PMDP requirements shall be adhered to. Add note.

Public Works:

1. No comments

West Wilson Utility District:

1. No comments provided this review cycle.