

## MEMORANDUM

**TO:** Claire Powell, City Manager

**FROM:** Richard E. Luedke, AICP, Planning Director

**DATE:** August 4, 2025

**SUBJECT:** **Consideration of One Alternative Standard Associated With Landscape Standards for Broken Halo’s Haven; on Approximately 0.0918 Acres, Legally Described as Lot 6, Block 10, Kealy Addition, Zoned Old Town Mixed Use Two (OTMU-2); Located at 334 East Walters Street as Requested by Brittany Youngblood, McAdams, on Behalf of Leif Kjell Knutson and Natalie Reid-Knutson Capital LLC, the Property Owner (Case No. 25-05-9-AltStd).**

### BACKGROUND:

Broken Halo’s Haven is a non-profit that offers counseling services, recreational activities, retreats and classes for widows and their children. They are looking to operate a facility at 334 East Walters Street, at the southwest corner of East Walters Street and Henrietta Street, this building will have indoor recreation facilities and programmed events. The previous single-family home here was demolished and being redeveloped with the commercial indoor amusement facility. In order to approve their engineering site plan, one alternative standards is required; to allow for the proposed trees along both street frontages to be planted without being in tree wells. On July 15, 2025, the Planning & Zoning Commission unanimously recommended approval (7-0) of this case.

### ANALYSIS:

The following alternative standard is requested:

- a) To plant trees in the ROW without the tree grates as required per section VI.8.3.8.

The applicant seeks an alternative standard to plant trees along both streets without the required tree wells. The standards specified by the UDC, including section VI.8.3.8. requires trees to be planted within tree grates. The applicant is proposing four total trees within the right-of-way, two trees are along East Walters Street and two are along Henrietta Street. The landscape strips are each 12 to 13 feet in width. Based on the width of the strips, there is sufficient space without the tree wells. The proposed landscape plan complies with the other requirements for landscaping. The trees shall be planted so that the streets may be widened in the future.

In addition, there is an Administrative Modification to waive the escrow fees street improvements along East Walters Street and Henrietta Street. Section IX.4.2 requires developers to escrow the full value of half of the street improvements. Both streets are to be expanded to 60-foot rights-of-way with 6-foot sidewalks. The applicant will dedicate

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the required portion of right-of-way and construct the 6-foot sidewalks along both streets but not escrow any funds or complete the street repair. This is more proportional to their impact on streets than the escrow, which would total \$57,000. The proposed development is small in scale and will not generate much more traffic than the previous single-family home. Improvements to Walters Street were included in the recently passed bond package and planned for 2029. The sidewalk will be designed with consideration for the future improvements of Walters Street.

The alternative standard being requested aligns with the purposes and intentions of the UDC and is consistent with the comprehensive plan. Additionally, it adheres to all other applicable standards and requirements specified in the UDC. The modification being sought is kept to the minimum necessary to address the unique condition related to the proposed development. The requested alternative standard will not have any adverse effects on adjacent properties and uses. Staff finds this request to be consistent with the criteria for approval within Section IV.4.9 of the UDC.

**CITY STAFF'S RECOMMENDATION:**

That the City Council approve the request as set forth in the caption above.