

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Lily Sutton, Planner

DATE: July 15, 2025

SUBJECT: **Regular Hearing: Consideration of Two Alternative Standards Associated With Public Improvements and Landscape Standards for Broken Halo's Haven; on Approximately 0.918 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 Commercial Amusement (Indoor) facility that offers counseling services and classes for widows and their children. They are looking to operate at 334 East Walters Street, at the southwest corner of East Walters Street and Henrietta Street. The existing single-family home is to be demolished and then developed with the commercial indoor amusement facility. In order to approve their engineering site plan, two alternative standards are required. One is to allow for the proposed trees along both street frontages to be planted without being in tree wells. The other is to allow for a waiving of the escrow fees for future improvements along East Walters Street and Henrietta Street. The Engineering and Public Services departments have reviewed the request and have approved for them to go before the Planning and Zoning Commission for consideration.

ANALYSIS:

The following alternative standards are requested:

- a) To allow ROW dedication and construction of 6-foot wide sidewalks in lieu of the street escrow required per section IX.4.2.

To proceed with the engineering site plan and permitting process, the property must comply with all standards specified by the Unified Development Code (UDC), including section IX.4.2 which requires developers to escrow the full value of half of the street improvements. Both streets are to be expanded to 60-foot-right-of-ways with 6-foot sidewalks. The applicant is proposing to, in lieu of escrowing the funds, dedicate the required portion of right-of-way and construct the 6-foot sidewalks along both streets. Given the developer's intent to satisfy both of the requirements themselves, escrowing the funds would not be unnecessary.

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

In addition to the proposed public improvement request, 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 the other two are located along Henrietta Street. The landscape strips are each 12 to 13 feet in width. The applicant believes that 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. At that time, the City may decide to install the grates if needed.

The alternative standards being requested aligns with the purposes and intentions of the UDC and they are 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 Planning and Zoning Commission recommend approval of alternative standards as presented.