



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Sergio Mendoza, Planning Director

Meeting Date: October 14, 2025

Agenda Item: PC 25-017

Application Type: Development Plan

Hearing: Preliminary

Summary: Matt Kimmel is requesting consideration of a Development Plan for a single story, 24,000 SF grocery store, Spouts Market, within the Centennial Village Development and proposed to be commonly known as 800 45th Steet.

Applicant: Matt Kimmel , Centennial Village Development.

Property Address: 9505 Calumet Avenue

Current Zoning: PUD – CENTENNIAL VILLAGE

Adjacent Zoning: North: CD 4 A – General Commercial and CD 4 R4 – Multifamily
South: PUD – CENTENNIAL VILLAGE
East: CD 4 R4 – Multifamily
West: SD M – Manufacturing

Applicant Requesting: Approve

Actions Required: Application Payment
Development Plan Review

Staff Recommendation: Motion to Defer PC 25- 017
Review of SECTION 26-6.804. G. 5.

Attachments:

1. Application, Exhibit A
2. Project Slides, Exhibit B
3. Plans/Prints, Exhibit C
4. Photometric/Light Specs, Exhibit D:
5. Traffic Report, Exhibit E
6. STMW/Drainage Report, Exhibit F
7. Landscape Plan, Exhibit G
8. Photometric, Exhibit H

PROJECT LOCATION

The Development Plan for Sprouts Market is proposed on lot 11, near the center of platted Lot C, located east of Calumet Avenue, north of 45th Street, south of the Canadian National Railroad, and west of the 45th Street underpass and Canadian National Railroad bridge intersection, see approximate location below in red.



PROJECT SUMMARY:

The applicant has secured a use for Lot C of Centennial Village. The proposed use is a single-story, 24,000 square foot Sprouts Market Grocery Store. The project will require a replat/subdivision, amendment to the PUD and a final determination will need to be presented for the proposed intersection of 45th Street and Centennial Drive. Impacts the site plan presented include change in parking counts and landscape. Current proposed site plan proposed include:

- Vehicle Parking = Required 76 Spaces (3.25 per GSF); Provided 127 including 5 ADA.
- Bicycle Parking = not identified
- Trees/Evergreens/Ornamentals = 25
- Building Materials = Brick, per PUD
- Lighting = Decorative per PUD
- Traffic = engineer's review of traffic impact report needed.
- Stormwater = Connection to existing development management system
- Subdivision/Replat of Lot C to create proposed Lot 10 for Sprouts Market (PC 25-015)
- Amendment to the Centennial Village PUD (PC 25-016)

Building Renderings:

[illegible]

Changes to Site Plan with Roundabout shown in blue overlay

[illegible]

APPLICABLE CODE:

In reviewing, recommending, and taking action on a Development Plan/Site Plan, the recommending and the Decision-Making Authority shall take into consideration all relevant and material factors and shall ensure that the Site Plan and Site Plan application comply with all of the following, and shall establish any appropriate conditions and safeguards in harmony with the general purpose and intent of this Article:

- a. Compliance with Comprehensive Plan, this Article, Subdivision Regulations, & Building Code. The proposed Development and the Site Plan and Site Plan application must comply with the Town Comprehensive Plan, this Article, the Town Subdivision Regulations, the Town Building Code.
- b. Public services.
 - i. The proposed Development shall not pose an undue burden on police or fire services.
 - ii. If the Development results in a significant increase for park, school, or other public services, property dedicated for these purposes shall be required as a condition of Development.
 - iii. Appropriate right-of-way and Easement dedications shall occur in order to provide necessary access for proper utility maintenance.
 - iv. Streets internal to a Development may be dedicated or private, depending on their design and function.
- c. Supplemental Development Standards.

Without limitation to Sections 26-6.804. G.8.a-b, the proposed Development, Site Plan, and Site Plan application must comply with the following:

- i. The Supplemental Development Standards of Section 26-6.602 (Site Grading). The Supplemental Development Standards of Section 26-6.603 (Site Drainage).
- ii. The Supplemental Development Standards of Section 26-6.604 (Sewage).
- iii. The Supplemental Development Standards of Section 26-6.605 (Utilities).
The Supplemental Development Standards of Section 26-6.606 (Traffic Circulation).
The Supplemental Development Standards of Section 26-6.607 (Facilities for Persons with Disabilities).
- iv. The Supplemental Development Standards of Section 26-6.608 (Preservation of Natural Features).
- v. The Supplemental Development Standards of Section 26-6.609 (Areas of Special Flood Hazard).

SECTION 26-6.804. G. 5. Applicability; Types of Site Plans. (MZC pg. 382)

a. In all Zoning Districts other than Districts CD-3, CD-3.R1, CD-3.R2, and CD-3.R3, Site Plan approval from either the Plan Commission or the Zoning Administrator, as applicable under paragraph i or ii below, must be obtained:

- i. from the Plan Commission prior to any of the following and for any plan or proposal pursuant to which any of the following is to be erected, Developed, re-Developed, Improved, Substantially Modified, or occur:
 - I. a Structure other than a Single-Family Detached Dwelling or Two-Family Detached Dwelling;
 - II. a Parking Area or Parking Lot;
 - V. any Use of vacant land;
 - VIII. a change in Use that will affect the characteristics or impact to the site or the Town with respect to traffic, access, drainage, utilities, or Town services, as determined by the Planning Director;

- IX. Facade improvements for which a Building Permit is required and which affect greater than fifty percent (50%) of any street-facing Facade, excluding Ordinary Maintenance and Repair;
- ii. from the Zoning Administrator prior to any of the following and for any plan or proposal pursuant to which any of the following is to be erected, Developed, re-Developed, Improved, modified, or occur:
 - I. any change of Use of any part of an existing Building other than a change of Use described in Section 26-6.804.G.5.a.i; or
 - II. any Alteration or modification to a parcel of land, such as changes to parking layout, Driveways, landscaped areas, Screening, Wall, or fences, or public walkways other than those described in Sections 26-6.804.G.5.a.i.; or
 - III. any modification to a Building or other Structure other than Ordinary Maintenance or Repair or a Substantial Modification.

STAFF FINDINGS AND RECOMMENDATION:

Staff finds the applicant has properly submitted a complete application and supporting document. However, staff has confirmed that the applicant has not submitted payment of the Development Plan Application and recommends the Plan Commission consider defer/table the Development Plan Application for proposed Sprouts Market on proposed lot 11 of Centennial Village until payment has been received. In addition, staff also recommends the applicant obtain the town engineer's review and report of the traffic study to determine final development plan for Plan Commission consideration.

MOTION:

Plan Commission may consider the following motion:

Motion to DEFER PC 25-017, a proposed Sprouts Market Grocery Store to November 14, 2025 to allow the applicant to submit payment of the Development Plan Application and present a development plan reflecting the intersection improvement of 45th Street and Centennial Drive., including all discussion and findings.