



PREPARED FOR THE PLAN COMMISSION

Project Address: 905 Huxley Street (District 12, Ald. Latimer-Burris)
Application Type: Zoning Map Amendment, Preliminary & Final Plat
Legistar File ID # [84619](#) & [84629](#)
Prepared By: Colin Punt, AICP, Planning Division
Reviewed By: Meagan Tuttle, AICP, Planning Director

The City Engineering Division and Traffic Engineering Division have revised their recommended conditions and have **recommended comments 8 and 46 in the original staff report be deleted.**

- ~~8. Construct north-south path from Huxley Street to Commercial Ave to a plan as required by City Engineer~~
- ~~46. Work with Traffic Engineering to finalize a path location through the site.~~

A planned north-south multiuse path from Huxley Street to Commercial Avenue required in recommended conditions of approval 8 and 46 does not appear to be constructible due to the location of necessary stormwater facilities in its path. The City Engineering Division and Traffic Engineering Division have therefore recommended the removal of the conditions 8 and 46 from the Planning Division’s staff recommendation. Staff notes that recommended condition of approval 45, which requires that “The applicant shall dedicate Right of Way or grant a Public Sidewalk Easement for and be responsible for the construction of a minimum ten (10)-foot wide sidewalk, eight (8)-foot terrace, and additional one (1) foot for maintenance, where applicable, along their site's frontage of Commercial Avenue. The City plans to extend a path along Commercial Avenue to connect to the existing Demetral path,” provides an acceptable alternative connection to the future Huxley-Ruskin street connection to be constructed to the northwest. Condition 45 is recommended to remain.

Staff continues to recommend approval of these items with these clarifications, subject to input at the public hearing and the remaining conditions recommended by the reviewing agencies.