

## Legislation Details (With Text)

<b>File #:</b>	2016-0573	<b>Name:</b>	
<b>Type:</b>	Public Hearing - Sworn	<b>Status:</b>	Passed
<b>File created:</b>	9/23/2016	<b>In control:</b>	City Council - Regular Session
<b>On agenda:</b>	10/20/2016	<b>Final action:</b>	10/20/2016
<b>Title:</b>	PUBLIC HEARING - Appl. #PL2016-145 - REZONING from R-1 to PMIX and CONCEPTUAL DEVELOPMENT PLAN - Village at View High, approximately 74 acres located at the northeast corner of SW View High Drive and SW 3rd Street; Engineering Solutions, LLC, applicant		
<b>Sponsors:</b>	Planning and Special Projects		
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. Staff Letter, 2. Planning Commission Minutes 9-272-16, 3. Traffic Impact Analysis, 4. Traffic Study, 5. Rezoning Exhibit, 6. Conceptual Plan, 7. Location Map		

Date	Ver.	Action By	Action	Result
10/20/2016	1	City Council - Regular Session	approved	Pass
9/27/2016	1	Planning Commission	recommended for approval	Pass

**PUBLIC HEARING - Appl. #PL2016-145 - REZONING from R-1 to PMIX and CONCEPTUAL DEVELOPMENT PLAN - Village at View High, approximately 74 acres located at the northeast corner of SW View High Drive and SW 3<sup>rd</sup> Street; Engineering Solutions, LLC, applicant**

### Issue/Request:

The applicant proposes to rezone approximately 74 acres, located at the northeast corner of SW View High Drive and SW 3<sup>rd</sup> Street, from R-1 (Single-Family Residential) to PMIX (Planned Mixed Use). A conceptual development plan has also been submitted for approval illustrating how this large acreage property can be developed. The conceptual plan proposes an apartment development with a total of 312 dwelling units, senior living facilities, and a mix of commercial uses totaling approximately 245,710 square feet of building area. The commercial uses will consist of office/retail, vertical mixed use, restaurants, and a grocery store. In addition, several areas within the plan are reserved for public amenities such as gathering and event spaces.

The conceptual plan is envisioned to be developed in three general phases. The apartment development is proposed as the first phase, the remaining phases would consist of the senior living facilities and the commercial-mixed uses, respectively. A preliminary development plan application for the apartment development (Appl. #PL2016-146), has been submitted and is also on this agenda for consideration.

A conceptual development plan does not replace a preliminary development plan, but is designed to provide additional flexibility to review developments and redevelopment projects in the early stages of the process. A conceptual development plan provides a framework for which development will occur. Approval of a conceptual development plan shall become part of the ordinance that amends the zoning ordinance. Approval of the conceptual development plan does not constitute approval of a preliminary development plan for any phase shown on the conceptual development plan. By approving the conceptual development plan, the Governing Body is preserving to itself full legislative discretion to review a preliminary development plan for each phase shown on the conceptual development plan, or for the entire property, as may be applicable.

Recommendation: Staff recommends **APPROVAL** of the rezoning and conceptual development plan, subject to the following:

1. Preliminary development plan approval shall be required for the development of any phase of the conceptual development plan.
2. The development shall be subject to the recommendations of the Transportation Impact Analysis report dated September 22, 2016.

Proposed City Council Motion:

FIRST MOTION: I move to direct Staff to Draft an Ordinance approving **Appl. #PL2016-145 - REZONING from R-1 to PMIX and CONCEPTUAL DEVELOPMENT PLAN** - Village at View High, approximately 74 acres located at the northeast corner of SW View High Dr and SW 3<sup>rd</sup> St; Engineering Solutions, LLC, applicant, subject to staff's letter, dated September 23, 2016, recommendation items 1 and 2.

SECOND MOTION: I move to direct Staff to Draft an Ordinance approving **Appl. #PL2016-145 - REZONING from R-1 to PMIX and CONCEPTUAL DEVELOPMENT PLAN** - Village at View High, approximately 74 acres located at the northeast corner of SW View High Dr and SW 3<sup>rd</sup> St; Engineering Solutions, LLC, applicant, subject to staff's letter, dated September 23, 2016, recommendation items 1 and 2.

Other Boards and Commissions Assigned: Planning Commission

PLANNING COMMISSION ACTION: On motion of Mr. DeMoro and seconded by Mr. Rader, the Planning Commission voted unanimously by voice vote to recommend **APPROVAL** of **Appl. #PL2016-145 - REZONING from R-1 to PMIX and CONCEPTUAL DEVELOPMENT PLAN** - Village at View High, approximately 74 acres located at the northeast corner of SW View High Dr and SW 3<sup>rd</sup> St; Engineering Solutions, LLC, applicant, subject to staff's letter, dated September 23, 2016, recommendation items 1 and 2.