

## Legislation Details (With Text)

**File #:** 2018-2177      **Name:**

**Type:** Public Hearing - Sworn      **Status:** Agenda Ready

**File created:** 7/20/2018      **In control:** City Council - Regular Session

**On agenda:** 9/20/2018      **Final action:**

**Title:** Continued Public Hearing - Appl. #PL2018-081 - Preliminary Development Plan - Kessler View, generally located at the intersection of SW Kessler Drive and SW Fascination Drive; M-III Longview, LLC applicant.  
(Note: This item was CONTINUED from August 23, 2018 per the applicant's request. This item was TABLED at the September 20, 2018 Council meeting.)

**Sponsors:** Planning and Special Projects

**Indexes:**

**Code sections:**

**Attachments:** 1. Memo to City Council, 2. Preliminary Development Plan/townhomes omitted, 3. City Council Action Letter 08-23-2018, 4. Planning Commission Minutes 8-14-2018, 5. Planning Commission Minutes 7-24-2018, 6. Staff Letter, 7. Transportation Impact Analysis, 8. Traffic Impact Study, 9. Kessler View Amendment to Traffic Study, 10. Preliminary Development Plan, 11. Memo to Planning Commission packet, 12. Original Staff Letter, 13. Revised Landscape Plan, 14. Revised townhome layout reflecting front stoops, 15. Office and parking structure elevations, 16. Day Care Elevations, 17. Revised Townhome elevations, 18. Townhome Landscape Elevations, 19. Shared Parking Model, 20. Neighborhood Meeting Notes, 21. Neighborhood Meeting Notes, 22. New Longview Concept Plan, 23. Townhome Landscape Elevations, 24. Location Map

Date	Ver.	Action By	Action	Result
8/23/2018	1	City Council - Regular Session	continued	Pass
8/14/2018	1	Planning Commission	referred	
7/24/2018	1	Planning Commission	continued	Pass

Continued Public Hearing - Appl. #PL2018-081 - Preliminary Development Plan - Kessler View, generally located at the intersection of SW Kessler Drive and SW Fascination Drive; M-III Longview, LLC applicant.  
(Note: This item was CONTINUED from August 23, 2018 per the applicant's request. This item was TABLED at the September 20, 2018 Council meeting.)

Issue/Request:

This preliminary development plan is for *Kessler View*, a mixed use development generally located at the intersection of SW Kessler Drive and SW Fascination Drive. The plan is composed of a total of ten (10) lots and two (2) tracts. Seven (7) of the lots and one (1) tract are presently platted and are part of the *New Longview Commercial District* and *Fascination at New Longview* Plats. The remaining three (3) lots and one (1) tract will be platted at a future date. The total acreage of this development is approximately 12.88 acres.

The project covers three (3) general areas. One area consists of unplatted land proposed as three (3) lots and one (1) tract located on the east side of SW Kessler Dr., south of the existing Autumn Leaves Memory Care Facility and west of the *Bridlewood* single family subdivision. This area is approximately 5.79 acres and proposes a 10,000 sq. ft. daycare center. Also proposed in this area is the westerly extension of SW Curry Dr., providing a planned connection to the Bridlewood subdivision.

The second area is encompassed by SW Longview Blvd. to the west, SW Fascination Dr. to the north and SW

Kessler Dr. to the south and east, and is located on platted lots within the *New Longview Commercial District* surrounding the existing B&B Theater. Proposed uses for this area include office, retail and restaurant ranging between 1-3 story buildings. Also proposed just west of the B&B theater is a flexible-use space that features an outdoor entertainment venue.

The third area is located on the north side of SW Fascination Drive on platted lots within the *Fascination at New Longview* plat, located south of the existing CVS store, gas station, and McDonalds. Retail and office uses within 1-2 story buildings are proposed in this area.

In summary, the overall uses for the project include office, retail, a restaurant, a flexible event space, and a daycare. The commercial buildings range from one (1) to three (3) stories and total approximately 165,163 square feet. The daycare is a 1-story building and is approximately 10,000 sq. ft.

The applicant proposes a material palette for the building exteriors that includes: brick, stucco, limestone, limestone panels, glass store fronts, aluminum window systems, metal panels, E.I.F.S, masonry, and painted concrete.

The parking needs for the office, retail, and restaurant portions are supported by the “shared parking model” that has been accepted for the “New Urbanism” concept in the New Longview area. However, as each lot develops, the parking needs will be evaluated at the final development plan stage for each site, and will be required to be in compliance with the shared parking model and/or the required need for parking for the use.

The area consisting of the daycare is not included within the shared parking model. These sites are designed to meet the onsite parking requirements of the UDO.

- 165,163 sq. ft. sq. ft. of commercial space
- 11.5 dwelling units/acre
- 1352 spaces required; 1094 parking spaces provided through the shared parking model

Shannon Buster -Applicant

Josh Johnson, Assistant Director of Planning Services -Staff

Recommendation: Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. Development shall be in accordance with the preliminary development plan (architectural sheets for commercial portion only) dated July 3 and July 24, 2018.
2. Development shall be in accordance with the preliminary development plan (civil sheets omitting the townhomes) dated September 12, 2018
3. Development standards, including density, lot area, setbacks, building separation, and impervious coverage shall be as shown on the plan.
4. Preliminary development plan approval under separate application shall be required for any development of the 4-acre area previously shown as a townhome development.
5. The SW Curry Road extension to SW Kessler Dr. shall be constructed at the time the surrounding 4-acre area is platted.
6. The development shall be subject to the recommendations of the Transportation Impact Analysis report dated July 18, 2018.
7. Additional architectural detail shall be provided at the time of final development plan for Lot 1D, Building D, to break up the painted concrete.
8. Additional architectural detail shall be provided at the time of final development plan for Building A and B, to break up the amount of EIFS.

Planning Commission Recommendation: On the August 14, 2018 Planning Commission meeting a motion was made by Commissioner Roberts, seconded by Commissioner Funk, that application **CONTINUED PUBLIC HEARING - Appl. #PL2018-081 - PRELIMINARY DEVELOPMENT PLAN - Kessler View, generally located at the intersection of SW Kessler Dr. and SW Fascination Dr.; Inspired Homes, LLC applicant** application be recommended for approval to the City Council - Regular Session. The motion failed unanimously. Since the motion failed to obtain a majority vote, the application is forwarded to City Council - Regular Session with a failure to recommend.

Joshua Johnson, AICP , Assistant Director of Plan Services

Jennifer Thompson, Staff Planner