

Legislation Details (With Text)

File #: 2017-1368 **Name:**

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

File created: 6/9/2017 **In control:** City Council - Regular Session

On agenda: 7/13/2017 **Final action:**

Title: PUBLIC HEARING - Appl. #PL2017-095 - PRELIMINARY DEVELOPMENT PLAN - Bloom Living, approximately 2.5 acres located at the southwest corner of SE Shenandoah Drive and SE Battery Drive; Complete, LLC, applicant.

Sponsors: Planning and Special Projects

Indexes:

Code sections:

Attachments: 1. Planning Commission Minutes, 2. Staff Letter, 3. TIA, 4. Bloom Living Narrative, 5. Bloom Living PDP, 6. Location Map

Date	Ver.	Action By	Action	Result
6/13/2017	1	Planning Commission	recommended for approval	Pass

PUBLIC HEARING - Appl. #PL2017-095 - PRELIMINARY DEVELOPMENT PLAN - Bloom Living, approximately 2.5 acres located at the southwest corner of SE Shenandoah Drive and SE Battery Drive; Complete, LLC, applicant.

Issue/Request:

The applicant proposes construction of a 3-story senior independent living facility comprised of 95 units (64 one bedroom units, 8 two bedroom units, and 23 studio units) on 3.33 acres zoned CP-2. Materials consist of stone, Hardie lap siding, and Hardie panels.

The applicant has requested modifications to the plant size requirements for ornamental and evergreen trees. Staff is supportive of this request. The applicant has also requested modifications to the number of open yard trees provided. Staff is not supportive of this modification.

This application is associated with a special use permit application (Appl. #PL2017-096) also on this agenda.

- 95 units on 3.33 acres
- 0.46 FAR - 0.55 maximum FAR in CP-2 District
- 47.2% impervious coverage - 80% maximum allowable
- 52.8% open space - 20% minimum required

--93 parking spaces provided (79 surface and 14 carport); 100 spaces required (alternate parking plan provided)

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

1. A modification shall be granted to the minimum allowed plant size, Section 14.050 of the UDO, to allow for ornamental trees with a minimum caliper of 2 inches and evergreen trees with a minimum height of 6 feet per the Landscape Plan date stamped May 23, 2017.

2. The proposed driveway onto SE Shenandoah Drive shall be subject to the recommendations of the City Traffic Engineer outlined in the Transportation Impact Analysis (TIA) dated June 8, 2017.

Commission Recommendation: On motion of Mr. Lopez and seconded by Mr. Funk the Planning Commission voted unanimously by voice vote on June 13, 2017, to recommend APPROVAL of Appl. #PL2017-095 - PRELIMINARY DEVELOPMENT PLAN - Bloom Living, approximately 2.5 acres located at the southwest corner of SE Shenandoah Dr and SE Battery Dr; Complete, LLC, applicant, subject to staff's letter dated June 9, 2017, recommendation items 1-2.