

Legislation Details (With Text)

File #: 2016-0662 **Name:**

Type: Public Hearing - Sworn **Status:** Passed

File created: 10/17/2016 **In control:** City Council - Regular Session

On agenda: 11/17/2016 **Final action:** 11/17/2016

Title: PUBLIC HEARING - Appl. #PL2016-165 - PRELIMINARY DEVELOPMENT PLAN ON PROPERTY ZONED PMIX - The Grove, approximately 73 acres located at the northeast and southeast corners of SE M-291 Hwy. and SE Bailey Rd.; Westcott Investment Group, LLC, applicant.

Sponsors: Planning and Special Projects

Indexes:

Code sections:

Attachments: 1. City Council Staff Letter for #PL2016-165, 2. Planning Commission Action Letter for 10-25-16, 3. PL2016165 Grove TIA (rev), 4. The Grove Traffic Impact Study, 5. Sanitary Sewer Memorandum, 6. Preliminary Development Plan, 7. Grove Design Standards, 8. The Grove PDP-REZ Location Map

Date	Ver.	Action By	Action	Result
11/17/2016	1	City Council - Regular Session	approved	Pass
10/25/2016	1	Planning Commission	recommended for approval	Pass

PUBLIC HEARING - Appl. #PL2016-165 - PRELIMINARY DEVELOPMENT PLAN ON PROPERTY ZONED PMIX - The Grove, approximately 73 acres located at the northeast and southeast corners of SE M-291 Hwy. and SE Bailey Rd.; Westcott Investment Group, LLC, applicant.

Issue/Request:

The applicant proposes a Preliminary Development Plan on approximately 73 acres, zoned PMIX (Planned Mixed Use), located at the northeast and southeast corners of SE M-291 Highway and SE Bailey Road, for the development of 2 tracts of land separated by SE Bailey Road consisting of 220,000 sq.ft. of industrial warehousing/light manufacturing; 382,000 sq.ft. of commercial office/warehouse; 95,000 sq.ft. of office; 88,225 sq.ft. of retail; and 378 (option A) - 384 (option B) residential units. The development is proposed in 5 phases, with the first phase to begin summer 2017 and the last phase planned to be completed by summer 2024. The applicant has provided a detailed booklet of design standards including allowable uses, building materials and colors, setbacks, lighting standards, and landscaping requirements that shall be adopted as part of this preliminary development plan. Materials listed include, but are not limited to: fired-clay brick, stone, wood, fiber-cement siding, glass, architectural concrete panels, architectural metal panels, stucco, architectural precast panels, and architectural tilt-up panels.

*63.7% impervious coverage

*36.3% open space

*2,439 parking spaces required; 2,574 parking spaces provided

Proposed City Council Motion: I move to direct staff to present an ordinance approving Appl. #PL2016-165 - PRELIMINARY DEVELOPMENT PLAN - The Grove, approximately 73 acres located at the northeast and southeast corners of SE M-291 Hwy. and SE Bailey Rd.; Westcott Investment Group, LLC, applicant.

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

1. A modification shall be granted to the minimum caliper size requirement of 3 inches, to allow for 2 inches for the ornamental trees.
2. Parking lot lighting shall not exceed 28' maximum height, measured to the top of the fixture from grade.
3. Development shall be as shown on the preliminary development plan and The Grove's Design Standards, date stamped October 4, 2016, except as otherwise noted.
4. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, sanitary sewer improvements recommended in the Sanitary Sewer Memorandum dated October 27, 2016, and the road improvements recommended in the Transportation Impact Analysis dated October 18, 2016. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorders' Office.

Planning Commission Recommendation: On motion of Mr. DeMoro and seconded by Mr. Rader, the Planning Commission voted unanimously by voice vote to recommend **APPROVAL** of **Appl. #PL2016-165 - REZONING from PI to PMIX and PRELIMINARY DEVELOPMENT PLAN** - The Grove, approximately 73 acres located at the northeast and southeast corners of SE M-291 Hwy and SE Bailey Rd; Westcott Investment Group, LLC, applicant, subject to staff's letter, dated October 21, 2016, recommendation items 1-4.

NOTE: The property associated with this application was rezoned to PMIX by a previously approved city initiated rezoning and therefore the "Proposed City Council Motion" is only to approve the Preliminary Development Plan as the motion reads, which is different than the Planning Commission recommendation.