

## Legislation Details (With Text)

**File #:** 2016-0571      **Name:**

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

**File created:** 9/23/2016      **In control:** City Council - Regular Session

**On agenda:** 11/3/2016      **Final action:** 11/3/2016

**Title:** CONTINUED PUBLIC HEARING - Appl. #PL2016-149 - REZONING from AG and CP-1 to PMIX and PRELIMINARY DEVELOPMENT PLAN - The Residences at Echelon, approximately 24 acres located at the northwest corner of SW M-150 Hwy. and SW Hollywood Dr.; Engineering Solutions, LLC, applicant.  
(Note: This Public Hearing was continued from October 20, 2016 per Council's request.)

**Sponsors:** Planning and Special Projects

**Indexes:**

**Code sections:**

**Attachments:** 1. Planning Commission Minutes 9-27-16, 2. Revised PL2016-149 REZ PDP Staff Letter, 3. Traffic Impact Analysis (TIA), 4. Traffic Study, 5. Residences at Echelon development narrative, 6. Preliminary Development Plan (a), 7. Preliminary Development Plan (b), 8. Preliminary Development Plan (c), 9. Preliminary Development Plan (d), 10. Preliminary Development Plan (e), 11. Photometric Plan, 12. Landscape Plan, 13. Architectural Site Plan SP100, 14. Clubhouse & Bldg B Rendering, 15. Bldg A Elevations, 16. Carport, Car Rinse, Garage Elevations, 17. Bldg B Elevations, 18. Clubhouse Elevations, 19. Applicant Response to M-150 Standards.pdf, 20. Residences at Echelon Location Map, 21. Presentation - Residences at Echelon

Date	Ver.	Action By	Action	Result
11/3/2016	1	City Council - Regular Session	approved	Pass
10/20/2016	1	City Council - Regular Session	continued	Pass
9/27/2016	1	Planning Commission	recommended for approval	Pass

CONTINUED PUBLIC HEARING - Appl. #PL2016-149 - REZONING from AG and CP-1 to PMIX and PRELIMINARY DEVELOPMENT PLAN - The Residences at Echelon, approximately 24 acres located at the northwest corner of SW M-150 Hwy. and SW Hollywood Dr.; Engineering Solutions, LLC, applicant.  
(Note: This Public Hearing was continued from October 20, 2016 per Council's request.)

Issue/Request:

The applicant proposes to rezone approximately 24 acres located at the northwest corner of SW M-150 Hwy. and SW Hollywood Dr., from AG (Agricultural) and CP-1 (Planned Neighborhood Commercial) to PMIX (Planned Mixed Use) for the construction of eight (8) 3- and 3/4-story split apartment buildings, with garages on bottom, composed of 243 units. Materials consist of stone, Hardie lap siding, and Hardie panels. Currently, this property is comprised of Aldersgate Methodist Church and Arvest Bank. The apartment development will sit on the north 11.15 acres of the larger 24 acre site. As part of this development the property will be replatted into 3 lots and the existing SW Cheddington Drive will be realigned as needed. As part of the PMIX zoning district designation, the applicant requests setting a standard setback from parking garages on the south side of 9.87 feet.

The development lies within the M-150 Corridor Overlay district, requiring additional design and sustainability elements within the plan. The proposed plan provides a variety of these elements, such as an internal trail system; bicycle facilities; a community garden; and several safe rooms for severe weather. The applicant's

proposed plan exceeds the 300 minimum points required for a residential development.

The Planning Commission recommended approval of the rezoning for the 11.15 acres that comprises the proposed apartment complex. Staff has provided additional analysis regarding staff's recommendation and reasoning for choosing PMIX over any of the CDO districts; taking into consideration map errors, project location, and current market conditions. Staff remains committed to the rezoning of all 24 acres to PMIX.

243 units on 11.15 acres

21.79 units/acre (density)

64.9% impervious coverage

35.1% open space

441 parking spaces provided (214 surface, 20 carport, 100 detached garage, and 107 attached garage);  
486 spaces required (alternate parking plan provided)

Proposed City Council Motion:

I move to direct staff to present an ordinance approving Appl. #PL2016-149 - REZONING from AG and CP-1 to PMIX and PRELIMINARY DEVELOPMENT PLAN - The Residences at Echelon, approximately 24 acres located at the northwest corner of SW M-150 Hwy. and SW Hollywood Dr.; Engineering Solutions, LLC, applicant.

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

1. A modification shall be granted to the maximum allowed wattage for parking lot lighting, Section 7.250.G.1, to allow for a maximum wattage of 204 per the Photometric Site Plan date stamped September 6, 2016.
2. All light fixtures shall be LED.
3. Development standards including density, lot area, setbacks, shall be as shown on the Preliminary Development Plans date stamped September 6, 16, and 20, 2016.
4. Unless otherwise waived by MoDOT, the existing yield sign at the intersection of M-150 Highway and SW Hollywood Drive should be changed to a stop sign and such sign shall be visible to southbound traffic on SW Hollywood Drive with any sight conflict mitigated.
5. **The rezoning to PMIX shall only be limited to the 11.15 acre site of the apartment development. (Added by the Planning Commission. Staff recommends deleting this condition.)**

Committee Recommendation: On motion of Mr. DeMoro and seconded by Mr. Rader, the Planning Commission voted four "yes" (Mr. Rader, Mr. Funk, Mr. Norbury and Mr. DeMoro) and one "no" (Ms. Roberts) by voice vote to recommend **APPROVAL** of **Appl. #PL2016-149 - REZONING from AG and CP-1 to PMIX and PRELIMINARY DEVELOPMENT PLAN** - The Residences at Echelon, approximately 24 acres located at the northwest corner of SW M-150 Hwy and SW Hollywood Dr; Engineering Solutions, LLC, applicant, subject to staff's letter, dated September 23, 2016, recommendation items 1-3, with the Planning Commission changing the zoning for just the AG portion only to PMIX, which consists of 11.15 acres.