Legislation Details (With Text)

File #:	2018-2284	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Filed
File created:	9/6/2018	**In control:**	City Council - Regular Session
On agenda:	10/2/2018	**Final action:**	10/2/2018
Title:	Continued Appl. #PL2018-108 - Preliminary Development Plan - Douglas Corners Lot 1B, 150 NE Tudor Rd; HG Consult, Inc., applicant		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Staff Letter, 2. Preliminary Development Plan, 3. Preliminary Development Plan - Elevations, 4. Preliminary Development Plan - Floor Plan, 5. Modification Request Letter, 6. Location Map		

Date	Ver.	Action By	Action	Result
9/11/2018	1	Planning Commission	recommended for approval	Pass

Continued Appl. #PL2018-108 - Preliminary Development Plan - Douglas Corners Lot 1B, 150 NE Tudor Rd; HG Consult, Inc., applicant

Issue/Request:
This preliminary development plan (PDP) application is for a proposed 12,468 sq. ft. two-story building located at 150 NE Tudor Rd. The applicant proposes 7,972 sq. ft. of retail on the first floor and four (4) two-bedroom residential apartments on the second floor totaling 4,496 sq. ft. Roof top decks are proposed as amenities for the second floor units. Proposed building materials include stone, stucco, porcelain tile and glass.

The applicant requests a modification to the required high impact landscaping buffer. Staff supports the requested modification.

- 12,468 square foot building
- 0.10 proposed overall FAR - 0.55 maximum allowed FAR
- 48 parking spaces required - 60 parking spaces provided

Kevin Sterrett, HG Consult, applicant
Joshua Johnson, AICP, Asstistant Director of Plan Services, staff

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

1. A modification shall be granted to the landscaping buffer requirements of Article 14, to allow no landscaping buffer for the development.