

Legislation Details (With Text)

File #: 2023-5698 **Name:**

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

File created: 6/2/2023 **In control:** City Council - Regular Session

On agenda: 7/11/2023 **Final action:** 7/11/2023

Title: Public Hearing: Application #PL2023-011 - Rezoning from CP-2 to PMIX and Preliminary Development Plan - Discovery Park - Zone 1, approximately 39.42 acres located at the northwest corner of NE Colbern Road and NE Douglas Street; Intrinsic Development, LLC, applicant.

Sponsors: Development Services

Indexes:

Code sections:

Attachments: 1. PC Action Report, 2. Staff Report, 3. Transportation Impact Analysis, 4. Traffic Impact Study, 5. Rezoning Map and Preliminary Development Plan, 6. Design Guidelines, 7. Modification Request, 8. Macro Stormwater Study, 9. DCM Design Modification Request - Stream Setback(s), 10. Sanitary Sewer System Capacity Analysis, 11. Neighborhood Meeting Memo, 12. Location Map, 13. Applicant Presentation, 14. Staff Presentation

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------------------------|--------------------------|--------|
| 7/11/2023 | 1 | City Council - Regular Session | presented | |
| 6/8/2023 | 1 | Planning Commission | recommended for approval | Pass |

Public Hearing: Application #PL2023-011 - Rezoning from CP-2 to PMIX and Preliminary Development Plan - Discovery Park - Zone 1, approximately 39.42 acres located at the northwest corner of NE Colbern Road and NE Douglas Street; Intrinsic Development, LLC, applicant.

Issue/Request:

The applicant proposes a rezoning from CP-2 to PMIX and preliminary development plan (PDP) for a 1,044,109 sq. ft. mixed use development on 38.81 acres located at the northwest corner of NE Douglas St and NE Colbern Rd. The proposed development has both a vertical and horizontal mix of uses that include apartments, offices, retail, service and hotels. From an architectural perspective, buildings will range from 1 to 4 stories. Materials include brick, cement fiberboard, aluminum accenting and storefront glazing.

The applicant requests a modification to the separation requirement between residential uses and an outdoor exercise area for a pet daycare. Staff has reviewed this request and is supportive as described in Section 6 of this report.

Brian Maener, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

Recommendation: With the conditions of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

1. A modification shall be granted to the minimum 200 foot separation between a pet motel or training with outdoor exercise area to a residential use, to allow a 120 foot separation.
2. Development shall be in accordance with the preliminary development plan with a revision date of May 16,

2023.

3. Development shall be in accordance with the design guidelines prepared by the developer with an upload date of April 25, 2023.
4. Comply with the TIA dated, May 31, 2023, prepared by Susan Barry, P.E., City Traffic Engineer.
5. All items in the "Comments" section of the approved Design and Construction Manual Design Modification Request signed by the City Engineer dated 5/26/23 shall be required with each associated Final Development Plan submitted.
6. Submit an updated landscape plan identifying Lot 6 in the southwest corner of the development with submittal of the final development plan.

Committee Recommendation: On a motion by Mr. Kitchens, seconded by Ms. Rader, the Planning Commission voted (5 "Aye" and 1 "Nay") on June 8, 2023, to recommend approval of Application #PL2023-011 - Rezoning from CP-2 to PMIX and Preliminary Development Plan - Discovery Park - Zone 1, approximately 39.42 acres located at the northwest corner of NE Colbern Road and NE Douglas Street; Intrinsic Development, LLC, applicant.