

## Legislation Details (With Text)

**File #:** 2016-0574 **Name:**

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

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

**On agenda:** 10/20/2016 **Final action:** 10/20/2016

**Title:** PUBLIC HEARING - Appl. #PL2016-146 - PRELIMINARY DEVELOPMENT PLAN - Village at View High Apartments, generally located at the northeast corner of SW View High Dr. and SW 3rd St.; Archview Properties, LLC, applicant

**Sponsors:** Planning and Special Projects

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Letter, 2. Planning Commission Minutes, 3. Traffic Impact Analysis, 4. Traffic Study, 5. Preliminary Development Plan, 6. Location Map

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

**PUBLIC HEARING - Appl. #PL2016-146 - PRELIMINARY DEVELOPMENT PLAN - Village at View High Apartments, generally located at the northeast corner of SW View High Dr. and SW 3<sup>rd</sup> St.; Archview Properties, LLC, applicant**

### Issue/Request:

The applicant proposes a 21-acre apartment development composed of 312 units in 17 buildings, plus a clubhouse. The apartment buildings will consist of a combination of two-story and two/three-level split buildings some featuring garages, with a mix of one, two, and three-bedroom units. The overall amount of proposed square footage is 480,316 sq. ft., inclusive of the 8,947 sq. ft. clubhouse. Access to the development will be provided by two drives, one from Kessler Drive on the south and a drive onto Village Park Drive on the south.

The proposed buildings will have a brick veneer base and cementitious siding as the primary materials on all four sides. The color palette includes cream for the siding with rich brown trim, traditional red/brown brick colors for the veneer, and dark brown/tan composition shingles.

- 14.62 units/acre
- 750 parking spaces provided (386 surface, 170 garage (attached), 24 garage (detached), 170 drive apron (in front of garage)); 634 spaces required
- 80% maximum impervious area permitted - 53.5% proposed
- 20% minimum open space - 46.5% proposed

### Proposed City Council Motion:

I move to direct staff to **PREPARE AN ORDINANCE** approving Appl. #PL2016-146 - PRELIMINARY DEVELOPMENT PLAN - Village at View High Apartments, generally located at the northeast corner of SW View High Dr. and SW 3<sup>rd</sup> St.; Archview Properties, LLC, applicant.

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

1. A modification shall be granted to the high impact buffer requirement along the northern property line, adjacent to the portion zoned R-1, to allow the existing mature tree stand to serve as the buffer. A tree preservation plan for the northern boundary, preserving the existing mature tree stand, shall be provided at the final development plan stage. Additional landscaping, as needed, shall be provided along this boundary to fill in any gaps.
2. Development shall be in accordance with the preliminary development plan dated September 16, 2016.
3. Development standards, including density, lot area, setbacks, building separation, and impervious coverage shall be as shown on the plan.
4. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the required public improvements listed in the TIA dated September 22, 2016, sanitary sewer improvements, and waterline improvements. No building permit 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 Records' Office. All public improvements shall be substantially complete prior to issuance of any building permit within the proposed preliminary plat except where the timing of improvements are specifically noted in the description of condition.

Other Boards and Commissions Assigned: Planning Commission

Planning Commission Action: On the motion of Mr. DeMoro, seconded by Mr. Delibero, the Planning Commission members voted unanimously by voice vote to recommend **APPROVAL of Application #PL2016-146 - PRELIMINARY DEVELOPMENT PLAN - Village at View High Apartments**, generally located at the northeast corner of SW View High Dr. and SW 3<sup>rd</sup> St.; Archview Properties, LLC, applicant; subject to staff's letter of September 23, 2016, specifically Recommendation Items 1 through 4.