Legislation Details (With Text)

File #:	2017-1298	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Agenda Ready
File created:	6/9/2017	**In control:**	City Council - Regular Session
On agenda:	7/13/2017	**Final action:**	
Title:	PUBLIC HEARING - Appl. #PL2017-093 - PRELIMINARY DEVELOPMENT PLAN - Pine Tree Plaza Renovations, 300 SW Blue Pkwy.; Pine Tree Plaza, LLC, applicant.		
Sponsors:	Planning and Special Projects		
Indexes:			
Code sections:			
Attachments:	1. Planning Commission Minutes, 2. Staff Letter, 3. Pine Tree Plaza PDP, 4. Location Map		

Date	Ver.	Action By	Action	Result
6/13/2017	1	Planning Commission	recommended for approval	Pass

PUBLIC HEARING - Appl. #PL2017-093 - PRELIMINARY DEVELOPMENT PLAN - Pine Tree Plaza Renovations, 300 SW Blue Pkwy.; Pine Tree Plaza, LLC, applicant.

Issue/Request:
The applicant proposes to reface the facades, upgrade the light fixtures to LEDs, and install new curbing and several new landscape islands throughout the existing parking lot. A preliminary development plan is required per Section III.B. Applicability of the Envision LS Area Development Plan (ADP) Design Standards:

> "These development standards are applicable to all property identified on the map labeled "Planning Subareas for Design Standards" on page 4, as now or hereafter established. Development standards shall be applicable to multi-family and commercial (nonresidential) construction, reconstruction, alteration, and expansion. No land, building, structure, or premises shall be used for any purpose or in any manner other than that which is permitted under the approved uses established for each development as part of their respective preliminary development plan."

--84% impervious coverage proposed; 87.4% impervious coverage existing

--16% open space proposed; 12.6% open space existing

--606 parking spaces proposed; 616 parking spaces existing

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

1. A modification shall be granted to Section 7.250.D.3 of the UDO to allow the existing light poles to remain at their current height of 40-feet 8-inches as shown on the preliminary development plan date stamped May 22, 2017.

Planning Commission Recommendation: On motion of Mr. Lopez and seconded by Mr. Funk the Planning Commission voted unanimously by voice vote on June 13, 2017, to recommend APPROVAL of Appl. #PL2017 -093 - PRELIMINARY DEVELOPMENT PLAN - Pine Tree Plaza renovation, 300 SW Blue Pkwy; Pine Tree Plaza, LLC, applicant, subject to staff's letter dated June 9, 2017, recommendation item 1.