

Legislation Details (With Text)

File #: 2021-4342 **Name:**

Type: Public Hearing - Sworn **Status:** Agenda Ready

File created: 9/1/2021 **In control:** City Council - Regular Session

On agenda: 10/21/2021 **Final action:**

Title: Public Hearing: Application #PL2021-262 - Rezoning from CP-2 to RP-4 and Preliminary Development Plan - Douglas Station Apartments, 3 NE Sycamore Street and 1141 NW Sloan Street; Cave State Development.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Council Memo Douglas Station Apartments, 2. PC Minutes 10-21-2021, 3. PC Minutes 09-09-2021, 4. Staff Memo, 5. Staff Letter, 6. Traffic Impact Study, 7. Traffic Impact Analysis, 8. Micro-Storm Water Study, 9. Rezoning Plan, 10. Updated Site Plan, 11. Site Details, 12. Grading Plan, 13. Utility Plan, 14. Photometric Plan, 15. Lighting Detail Sheet, 16. Landscaping Plan, 17. Floor Plans, 18. Architecture Elevations, 19. Architecture Elevations, 20. Architecture Elevations, 21. Architecture Elevations, 22. Architecture Elevations, 23. Phasing Letter, 24. Alternative Parking Plan, 25. Density Modification Request, 26. Neighborhood Meeting Notes, 27. Location Map, 28. 24-Plex 23 Bldg, 29. 24-Plex 25 Bldg, 30. 24-Plex 19 Bldg, 31. 24-Plex Community Bldg, 32. Staff Presentation

Date	Ver.	Action By	Action	Result
10/21/2021	1	Planning Commission	recommended for denial	Pass
9/9/2021	1	Planning Commission	continued	Pass

Public Hearing: Application #PL2021-262 - Rezoning from CP-2 to RP-4 and Preliminary Development Plan - Douglas Station Apartments, 3 NE Sycamore Street and 1141 NW Sloan Street; Cave State Development.

The proposed rezoning and preliminary development plan are for the construction of Douglas Station Apartments. It will be made up of seven (7) apartment structures with a total of one hundred and sixty (160) living units. The subject property is a vacant 6.33 acres. The proposed project is intended to be constructed in a single phase. However, the developer has provided a phasing plan for potential construction in two phases. Under a phased approach, the community building and the three (3) eastern buildings totaling 72 dwelling units would be constructed first.

Jacob Engle, Developer
Josh Johnson, AICP, Assistant Director of Plan Services

The application meets the requirements of the UDO and the Design & Construction Manual (DCM).

1. A modification shall be granted to the maximum allowable density of 12 units per acre in RP-4 district, to allow a density of 23.38 units per acre.
2. Development shall be in accordance with the preliminary development plan, consisting of 18 total pages:
 - Preliminary Development Plan, dated September 21, 2021

- Preliminary Site Details, dated August 9, 2021
 - Preliminary Grading Plan, dated August 9, 2021
 - Preliminary Utility Plan, dated August 31, 2021
 - Lighting Plan, dated July 2, 2021
 - Photometric Plan, dated July 2, 2021
 - Landscape Plan, dated August 10, 2021
 - Floor Plans, dated August 10, 2021 - 7 pages
 - Architectural Elevations, dated September 1, 2021 - 4 pages
3. The future reconfiguration of the right of way at the intersection of NW Sloan St and NE Sycamore St shall require the subject development's southern entrance along NW Sloan St to become a right in/right out entrance, to be managed by the construction of a center median to prevent left-hand turns either from the public road or the entrance.
4. The applicant shall submit, and the Planning Commission shall consider, an application for comprehensive plan amendment for a change in land use category from Industrial to Residential 3 prior to the issuance of any building permits. **(added by staff)**

Committee Recommendation: On a motion by Mr. Kitchens, seconded by Ms. Arth, the Planning Commission voted on October 21, 2021, to recommend DENIAL of Application #PL2021-262 - Rezoning from CP-2 to RP-4 and Preliminary Development Plan - Douglas Station Apartments, 3 NE Sycamore Street and 1141 NW Sloan Street; Cave State Development. The motion carried by a vote of 6 "Aye" (Mr. Funk, Ms. Arth, Ms. Jana-Ford, Mr. Kitchens, Mr. Loveless and Ms. Rader) and 2 "Nay" (Mr. Benbrook and Mr. Trafton).