

Legislation Details (With Text)

File #: 2021-4551 **Name:**
Type: Public Hearing - Sworn **Status:** Presented
File created: 11/23/2021 **In control:** City Council - Regular Session
On agenda: 1/4/2022 **Final action:** 1/4/2022
Title: Public Hearing: Application #PL2021-382 - Rezoning from CP-2 to RP-4 and Preliminary Development Plan - Chapel Ridge Apartments, 721 NE Meadowview Drive; Patricia Jensen, applicant.

Sponsors:

Indexes:

Code sections:

Attachments: 1. PC Minutes 12-02-2021, 2. Staff Report, 3. Transportation Impact Analysis, 4. Storm Drainage Analysis, 5. Preliminary Development Plan, 6. Rezoning Exhibit, 7. Modification Request Letter, 8. Location Map, 9. Staff Presentation, 10. Applicant's PC Presentation

Date	Ver.	Action By	Action	Result
1/4/2022	1	City Council - Regular Session	presented	
12/2/2021	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2021-382 - Rezoning from CP-2 to RP-4 and Preliminary Development Plan - Chapel Ridge Apartments, 721 NE Meadowview Drive; Patricia Jensen, applicant.

Issue/Request:

The applicant proposes to rezone 11.96 acres located at 721 NE Meadowview Dr, 781 NE Meadowview Dr, 821 NE Custer Dr, 3301 NE Akin Blvd and 3430 NE Ralph Powell Rd from CP-2 (Planned Community Commercial District) to RP-4 (Planned Apartment Residential District) to construct a 276 dwelling unit multi-family (apartment) development. The subject application shall also act as the preliminary plat in accordance with UDO requirements.

Proposed Motion:

I move to for a second reading of Appl. #PL2021-382 - REZONING from CP-2 to RP-4 and PRELIMINARY DEVELOPMENT PLAN - Chapel Ridge Apartments, 721 NE Meadowview Dr; Andrew Mackey, applicant.

Josh Johnson, AICP, Assistant Director of Plan Services
 Patricia Jensen, Applicant

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

1. A modification of UDO Sec. 6.030, Table 6-2, Density, shall be granted to allow 23.1 units per acre for the RP-4 district instead of 12 units to the acre.
2. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, shall be granted to allow a minimum lot size of 1,887.6 sf. per unit for the RP-4 district instead of 3,500 sf. per unit.
3. A modification of UDO Sec. 8.750 shall be granted to remove the required 6' high masonry wall or opaque

- vinyl fence from the high impact landscape buffer, with the landscape buffers to be installed in accordance with the submitted landscape plans dated November 1, 2021.
4. All sidewalks shall be installed per the requirements of the UDO and Design and Construction Manual (DCM).
 5. All trash enclosure gates shall be solid steel opaque gate painted to be compatible with the color of the masonry or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.
 6. Development shall be in accordance with the preliminary development plan dated November 1, 2021.
 7. During the Final Development Plan phase of the project, the proposed individual public water meters, for the domestic water service for each unit, shall be shown in their general location within right of way or easement, in a location that is accessible to Water Utilities staff. If the applicant decides to utilize a master meter, it too will be required to be located within the right of way or easement. Sub-meters may be utilized after the master meter, at the developer's expense.
 8. During the Final Development Plan phase of the project, show all the connections along the west side of Akin Blvd. Driveway spacing and alignment shall comply with the requirements of the UDO and Design and Construction Manual (DCM).

Committee Recommendation: A motion was made by Board Member Trafton, seconded by Board Member Jana-Ford, that this application be recommended for approval to the City Council - Regular Session, on 1/4/2022. The motion carried unanimously.

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

1. A modification of UDO Sec. 6.030, Table 6-2, Density, shall be granted to allow 23.1 units per acre for the RP-4 district instead of 12 units to the acre.
2. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, shall be granted to allow a minimum lot size of 1,887.6 sf. per unit for the RP-4 district instead of 3,500 sf. per unit.
3. A modification of UDO Sec. 8.750 shall be granted to remove the required 6' high masonry wall or opaque vinyl fence from the high impact landscape buffer, with the landscape buffers to be installed in accordance with the submitted landscape plans dated November 1, 2021.
4. All sidewalks shall be installed per the requirements of the UDO and Design and Construction Manual (DCM).
5. All trash enclosure gates shall be solid steel opaque gate painted to be compatible with the color of the masonry or a steel framed semi-opaque gate with a screen mesh material approved by the Director that provides an appropriate visual barrier.
6. Development shall be in accordance with the preliminary development plan dated November 1, 2021.
7. During the Final Development Plan phase of the project, the proposed individual public water meters, for the domestic water service for each unit, shall be shown in their general location within right of way or easement, in a location that is accessible to Water Utilities staff. If the applicant decides to utilize a master meter, it too will be required to be located within the right of way or easement. Sub-meters may be utilized after the master meter, at the developer's expense.
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