Legislation Details (With Text)

File #:	2018-2490	**Name:**	
Type:	Public Hearing - Legislative	**Status:**	Agenda Ready
File created:	12/7/2018	**In control:**	City Council - Regular Session
On agenda:	1/8/2019	**Final action:**	
Title:	Public Hearing: Application #PL2018-185 - Preliminary Development Plan - Reece Nichols Phase 2, 207 SW Market Street; Engineering Solutions, LLC, applicant.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. 12-13-18 PC Minutes, 2. Staff Memo, 3. Staff Letter, 4. Transportation Impact Analysis, 5. Preliminary Development Plan, 6. Modification Request Letter, 7. Street View Rendering, 8. Location Map		

Date	Ver.	Action By	Action	Result
12/13/2018	2	Planning Commission	recommended for approval as amended	Pass

Public Hearing: Application #PL2018-185 - Preliminary Development Plan - Reece Nichols Phase 2, 207 SW Market Street; Engineering Solutions, LLC, applicant.

Issue/Request:
The applicant proposes a two-story 5,250 square foot commercial building at 207 SW Market Street. The first floor will be 2,625 square feet of retail space and the second floor will have two apartment units. The new building is proposed on the former City Hall site and is the second phase of the previously approved Reece Nichols Office project. The overall architectural design is consistent with the character and style of downtown. Proposed building materials include brick, glass and stucco.

The applicant requests a modification to the minimum landscaping requirements. This same modification was granted for the first phase of the Reece Nichols Office project. Staff supports this requested modification.

- 5,250 square foot building
- 2,625 square foot retail space (1st floor)
- 2 residential apartments (2nd floor)
- 0.13 proposed overall FAR - 1.0 maximum allowed FAR

Josh Johnson, AICP, Asst. Dir. of Plan Services

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

1. A modification shall be granted to the landscaping requirements of Article 8, to allow no landscaping for the development.
2. All building materials shall comply with the design standards as outlined in Article 8 of the Unified Development Ordinance.