

Legislation Text

File #: 2016-0203, Version: 1

PUBLIC HEARING - Appl. #PL2016-039 - PRELIMINARY DEVELOPMENT PLAN - Summit Orchards, 701 NW Ward Road; Townsend Summit, LLC, applicant

Issue/Request:

The applicant proposes developing between 645,121 - 856,250 sq. ft. of multi-family residential, shopping center, office, educational, retail, restaurant, and elder care on 46.94 acres in five phases. The Concept Development Plan/Site Plan (Sheet AS100) indicates a total floor area of 645,121 sq. ft.; however, the Narrative (Sheet A1) indicates a maximum total floor area of 856,250 sq. ft. The traffic study only evaluated the 645,121 sq. ft. development depicted on the site plan. Additional information will be needed to evaluate development beyond this square footage.

Phase 1 is a 5-story 382,571 sq. ft. multi-family development to be located on 18.28 acres (Lot 3). Phase 2 is 40,900 sq. ft. of shopping center and restaurant to be located on 7.55 acres (Lot 4). Phase 3 is an additional 66,650 sq. ft. of shopping center and restaurant to be located on 8.48 acres (also on Lot 4). Phase 4 is a 3-story 50,000 sq. ft. office building to be located on 4.00 acres (Lot 1). Phase 5 is a 3-story 105,000 sq. ft. office building complex composed of three total buildings to be located on 7.98 acres (Lot 2). As a PMIX development, the applicant can propose development standards tailored to a specific project in order to provide greater flexibility and adaptability to the conditions of a site. The applicant has set the parameters for the maximum floor area, the maximum floor area ratio, and the maximum height under Table 2: Development Standards of the narrative included in this preliminary development plan. The development's parking standards for the proposed uses are defined in Table 3: Parking Standards.

The applicant proposes a material palette for the building exteriors that includes: stucco/synthetic stucco, cultured stone, cementitious panels, metal panels, masonry, glazing, concrete, and wood. A range of concept images has been provided to demonstrate what the various types of buildings may look like.

The applicant requests modification to the parking stall size; the 25% total floor area increase threshold for a substantial plan change; and the 10% density increase threshold for a substantial plan change. Staff supports granting the modifications to the total floor area and density increase thresholds. ~~Staff does not support granting a modification to the parking stall size requirement.~~ **(Removed by Staff)**

- 0.44 (avg.) floor area ratio (FAR) - 0.55 maximum permitted
- 63% impervious coverage - 80% maximum permitted
- 37% open space - 20% minimum required
- 2,097 parking spaces provided - 1,679 parking spaces required per the Alternate Parking Plan

Key Issues:

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Proposed City Council Motion:

I move for staff to present an Ordinance approving Appl. #PL2016-039 -- PRELIMINARY DEVELOPMENT PLAN -- Summit Orchards, 701 NW Ward Road; Townsend Summit, LLC, applicant, subject to the staff letter dated May

13, 2016, inclusive of conditions 1-12.

Background:

[Enter text here]

Impact/Analysis:

[Enter text here]

Timeline:

Start: ____

Finish: ____

Other Information/Unique Characteristics:

[Enter text here]

Presenter: [Enter Presenter Here]

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

1. A modification shall be granted to allow for an increase in the total floor area of all non-residential buildings above the 25% allowed per Section 4.330 of the UDO, to allow up to a 33% increase, provided that the required number of parking spaces can be provided.
2. A modification shall be granted to allow for an increase in the total density of all residential buildings above the 10% residential density increase allowed per Section 4.330 of the UDO, to allow up to a 20% increase, provided that the required number of parking spaces can be provided.
3. Development shall be in accordance with the preliminary development plan date stamped April 8, 2016.
4. Development standards, including density, lot area, setbacks, shall be as shown on the preliminary development plan date stamped April 8, 2016.
5. The approved architectural styles, building materials and colors, shall be as shown on the building elevations date stamped April 8, 2016.
6. Architectural design standards shall be per the Summit Orchards Tenant Criteria Handbook date stamped April 5, 2016.
7. In lieu of a 5' sidewalk a 10-foot shared-use path shall be required along the north side of NW Chipman Road between NW Donovan Road and the UPRR prior to the issuance of any occupancy permit within Phase 1.
8. In lieu of a 5' sidewalk a 10-foot shared-use path shall be required along the north side of NW Chipman Road between NW Ward Road and NW Donovan Road prior to the issuance of any occupancy permit within Phase 2, Phase 3, Phase 4 or Phase 5.
9. Parking shall be provided per the alternate parking plan shown on the preliminary development plan.
10. Sheet C102 of the Preliminary Development Plan shall be revised to reflect the water line alignment presented in an email and exhibit dated March 31, 2016, to John Huss, P.E. In general, this alignment requires that: 1) an 8" water line be connected across NW Chipman Road at NW Donovan Road via boring and casing, 2) an 8" water line be extended along the future NW Donovan Road to the east side of NW Ward Road and connected to the existing 8" line, 3) the water line be extended along NW Chipman Road to the west

side of NW Ward Road at the existing bored and cased location, 4) the abandonment of the existing north/south 8" water line on the east side of NW Ward Road to NW Tudor Road, and 5) connection of the existing 8" water line running east/west at NW Tudor Road to the west side of NW Ward Road via boring and casing. **(Moved to the Code and Ordinance Requirements Box by Staff)**

10. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the road improvements recommended in the Transportation Impact Analysis form dated April 19, 2016. No building permits 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 Recorder's Office.

11. Two "L"-shaped monument sign (H7) with a sign area of up to 116 sq. ft. and a structure area up to 144 sq. ft., at the northeast corner of NW Ward Road and NW Chipman Road and the northwest corner of NW Chipman Road and NW Donovan Road shall be allowed. All other monument signs shall comply with the CP-2 sign standards.

12. A revised traffic study, sanitary sewer analysis and water demand analysis shall be evaluated if the non-residential total floor area is increased beyond the 25% allowed by Section 4.330 of the UDO, or the residential density is increased by more than the 10% allowed by Section 4.330 of the UDO. **(Added by Staff)**

Committee Recommendation: On the motion of Mr. DeMoro, seconded by Mr. Lopez, the Planning Commission members voted unanimously by voice vote to recommend **APPROVAL** of Application #PL2016-039, Preliminary Development Plan: Summit Orchards, 701 NW Ward Rd; Townsend Summit, LLC, applicant; subject to staff's letter of April 22, 2016, specifically Recommendation Items 1 through 12 as stated.