

Legislation Text

File #: 2017-1291, **Version:** 1

PUBLIC HEARING - Appl. #PL2017-094 - REZONING from AG to RP-4 and CP-2 and PRELIMINARY DEVELOPMENT PLAN - West Ridge at the Lake, approximately 23 acres located at the southwest corner of NE Bowlin Road and NE Jamestown Drive; Sallee Homes, applicant.
(NOTE: This Public Hearing was CONTINUED from July 13, 2017.)

Issue/Request:

This Public Hearing item was continued from the July 13, 2017 City Council meeting. The attached plan is unchanged from the previous meeting.

The applicant proposes to rezone approximately 23 acres located at the southwest corner of NE Bowlin Road and NE Jamestown Drive from AG (Agricultural District) to RP-4 (Planned Apartment Residential District) and CP-2 (Planned Community Commercial District). The proposed development consists of a twenty (20) acre apartment development composed of 297 units in ten (10) buildings, plus a clubhouse. The remaining three (3) acres will be comprised of two (2) office buildings totaling 15,000 square feet.

The proposed building design presents a modern and urban style, utilizing materials and a color palette of gray and brown brick, gray cementitious siding, tan and cream stucco, and flat roofs with metal roofing accents.

Modifications are requested for the density, building and parking setbacks, and the high impact buffer along the south and west property lines. Staff supports the proposed modification requests for the density and setback requests, but is unable to support the request to allow a landscape-only perimeter buffer in lieu of fencing.

The traffic improvements required for this development include improving Bowlin Road to an urban standard with the addition of curb, gutter, and sidewalk from the intersection of Lakewood Way to the relocated intersection of Jamestown Road.

Apartment development

297 units on 20.12 acres

14.76 units/acre (density) -12.0 units/acre maximum in RP-4

614 parking spaces provided; 614 surface parking spaces required

46% proposed overall impervious coverage -80% maximum allowed impervious coverage

53% proposed overall open area -20% minimum required open area

1)Office development

2)15,000 square feet building area; two office buildings proposed

3)0.13 proposed overall FAR - 0.55 maximum allowed FAR

4)38% proposed overall impervious coverage - 80% maximum allowed impervious coverage

5)62% proposed overall open area - 20% minimum required open area

6)60 parking spaces provided; 60 parking spaces required

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

1. A modification shall be granted to the maximum density requirement in the RP-4 zoning district of 12 units per acre to allow 14.76 units per acre.
2. A modification shall be granted to the minimum front yard setback of twenty (20) feet for the RP-4 zoning district to allow the clubhouse to be set back ten (10) feet from NE Jamestown Drive.
3. A modification shall be granted for the RP-4 zoning district minimum rear yard setback of twenty (20) feet to allow fifteen (15) feet for Building 7.
4. A modification shall be granted to the minimum parking setback of twenty (20) feet from any public right-of-way, to allow a fifteen (15) feet parking setback for the parking lot adjacent to NE Jamestown Drive, near Building 9.
5. A six (6) foot vinyl fence shall be provided along the south and west property lines with low impact landscape screening on the north and east sides of the fencing. A high impact buffer screen with plantings six feet in height, and without a fence, shall be provided along the south and west property lines. (amended by Planning Commission) The buffer screen shall consist of a combination of evergreen trees, deciduous trees, shrubs and ornamental grasses as depicted on the landscape plan dated June 29, 2017. (added by staff)
6. Elevators are suggested to be installed within the apartment buildings.
7. Development shall be in accordance with the preliminary development plan, date stamped May 23, 2017.
8. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the required off-site transportation improvements listed in the TIA, dated June 7, 2017. No infrastructure permit shall be issued in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office. All public improvements shall be substantially complete prior to issuance of any occupancy permit within the development.

Planning Commission Action: On motion of Mr. Funk and seconded by Mr. Lopez the Planning Commission voted unanimously by voice vote, on June 13, 2017, to recommend APPROVAL of Appl. #PL2017-094 - REZONING from AG to RP-4 and CP-2 and PRELIMINARY DEVELOPMENT PLAN - West Ridge at the Lake, approximately 23 acres located at the southwest corner of NE Bowlin Rd and NE Jamestown Dr; Sallee Homes, applicant, subject to staff's letter dated June 9, 2017, recommendation items 1-8 and amending item #5 to a high impact landscape buffer equivalent of six feet in height without a fence.