

## Legislation Text

---

**File #:** 2021-4214, **Version:** 1

---

Public Hearing: Application #PL2021-145 - Preliminary Development Plan - Chapel Ridge Business Park out-building, 3680 NE Akin Drive; VAAP Chapel Ridge, LLC, applicant.

**Issue/Request:**

The subject property is the site of an existing 34,538 sq. ft. multi-tenant, in-line commercial center. The applicant proposes to construct a 1,096 sq. ft. out-building with a drive-through lane and outdoor seating area near the southeast corner of the parking lot serving the site. The proposed building's exterior materials are primarily brick with EIFS on the upper third of the body. The proposed building improvements require the elimination of 15 parking spaces. The applicant seeks approval of an alternate parking plan as part of this application for the proposed parking reduction.

**Proposed City Council Motion:**

I move for a second reading of Appl. #PL2021-145 - Preliminary Development Plan - Chapel Ridge Business Park out-building, 3680 NE Akin Drive; VAAP Chapel Ridge, LLC, applicant

**Background:**

There was no public testimony at the Planning Commission public hearing

Josh Johnson, AICP, Assistant Director of Plan Services

Jim Gamble, Applicant Representative

**Recommendation:** Recommendation: With the conditions of approval as reflected below and outlined in the ordinance, the application meets the requirements of the UDO.

1. Compliance with plans and specifications submitted to and on file in the Development Services Department dated received June 3, 2021.
2. An Alternate Parking Plan allowing for 166 parking spaces to serve the subject property (a reduction from 181 existing parking spaces) shall be approved as part of the preliminary development plan.

A motion was made by Board Member Trafton, seconded by Board Member Rader, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.