

Legislation Text

File #: 2016-0109, **Version:** 1

PUBLIC HEARING - Appl. #PL2016-013 - REZONING from CP-2 to RP-4 and PRELIMINARY DEVELOPMENT PLAN - Chapel Ridge 4-plexes II, 3751 NE Troon Dr.; CEAH Realtors, applicant.

Issue/Request:

The applicant proposes to rezone approximately 1.83 acres, located east of NE Troon Drive and west of NE Akin Circle, from CP-2 (Planned Community Commercial) to RP-4 (Planned Apartment Residential) for construction of a multi-family development. The preliminary development plan proposes a total of 19 dwelling units composed of one (1) 5-plex, three (3) 4-plexes and one (1) duplex. The original preliminary development plan for this lot showed it being comprised of a 20,000 square foot two-story office building with shared parking between this lot and the lot immediately to the west. The property is immediately north of Chapel Lakes Elementary School and northwest from the recently approved 4-plex residential development known as Chapel Ridge 4-plexes. The applicant requests modifications to the landscape buffering requirements to the north, west, south and east. Staff supports the requested modifications.

--1 lot on 1.83 acres

--10.4 units/acre (density) - 12 units/acre maximum permitted in RP-4

--60% impervious coverage - 60% maximum permitted

--40% open space - 40% minimum required

--44 parking spaces provided (6 surface visitor; 19 surface dwelling; 19 garage dwelling); 41 spaces required

Proposed City Council Motion:

I move to direct staff to present an ordinance approving Application #PL2016-013, - REZONING from CP-2 to RP-4 and PRELIMINARY DEVELOPMENT PLAN - Chapel Ridge 4-plexes II, 3751 NE Troon Dr.; CEAH Realtors, applicant.

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

1. A modification shall be granted to the high impact buffers required to the north, west, south and east, to allow for a low impact buffer to be provided along the west, south and east property lines and the existing vegetation to remain to the north.

Planning Commission Action: On the motion of Mr. DeMoro, seconded by Mr. Delibero, the Planning Commission members voted unanimously by voice vote to recommend **APPROVAL** of Application PL2016-013, Rezoning from CP-2 to RP-4 and Preliminary Development Plan: Chapel Ridge 4-plexes II, 3751 NE Troon Dr; CEAH Realtors, applicant ; subject to staff's letter of March 18, 2016, specifically Recommendation Item 1.