

Legislation Text

File #: 2023-5727, **Version:** 1

Public Hearing: Application #PL2023-111 - Preliminary Development Plan - Douglas Corner Retail Building, 150 NE Tudor Road; Capital Builders, LLC, applicant.

Issue/Request:

This preliminary development plan (PDP) application is for a proposed 7,792 sq. ft. single-story retail building located at 150 NE Tudor Rd. Proposed building materials include architectural metal panels, stucco, composite wood panels and glass store fronts. The applicant has proposed to reuse the existing parking lot in its current location.

The applicant is also requesting a two (2) modifications; a modification to the landscape buffer; and a modification to the required materials for the proposed trash enclosure.

Proposed Motion:

I move to recommend approval of Appl. #PL2023-111 - PRELIMINARY DEVELOPMENT PLAN - Douglas Corner Retail Building, 150 NE Tudor Rd; Capital Builders, LLC, applicant

Matt Hendrickson, Applicant's Representative
Shannon McGuire, Senior Planner

Recommendation: With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual.

1. A modification shall be granted to the high-impact buffer requirement along the R-1 zoned properties to the north, to allow no landscaping buffer along the north property line.
2. A modification shall be granted to the medium-impact buffer requirement along the PI zoned properties to the east, to allow no landscaping buffer along the east property line.
3. A modification shall be granted to the trash enclosure design requirements to allow for the use of composite wood panel system for the walls of the trash enclosure as depicted on the building elevations dated June 26, 2023.
4. Development shall be in accordance with the preliminary development plan dated May 10, 2023.
5. The use of architectural metal panels shall be allowed as a conditional material as depicted on the building elevations dated June 26, 2023.

Committee Recommendation Pending