

Legislation Text

File #: 2018-2413, **Version:** 1

Continued Public Hearing on Application #PL2018-098 - Rezoning from R-1 to PMIX and Preliminary Development Plan - The Streets of West Pryor approximately 73 acres located at the northwest corner of NW Pryor Road and NW Lowenstein Drive; Drake Development, LLC, applicant.

(NOTE: This item was continued from December 4, 2018 per the applicant's request.)

Issue/Request:

This rezoning and preliminary development plan is for "The Streets of West Pryor", a mixed use development generally located at the northwest corner of NW Pryor Rd and NW Lowenstein Dr. The plan is composed of a total of 14 lots and 4 tracts on 73 acres. The proposed development includes a mix of commercial uses, totaling 197,190 sq. ft. of retail, grocery store, sit-down restaurants, drive-thru restaurants, medical office, and a hotel (105 rooms). Also proposed are two multi-family residential developments that include a 4-story, 165-unit senior living facility (with an associated pickle ball court area), and a 4-story, 250-unit mixed-use apartment complex with retail/restaurant uses occupying a portion of the first floor. Also shown for conceptual purposes is a single-family, attached-villa style, age-restricted, maintenance-provided residential subdivision, located in the northwest portion of the site. The villa-style, single-family development is not part of this plan approval, thus requiring additional review and approval under separate application.

The applicant proposes to rezone approximately 10.93 acres, from R-1 (Single-Family Residential) to PMIX (Planned Mixed Use) in order to accommodate the area planned for senior living and associated pickle ball courts.

The plan is proposed in 5 phases; the first phase consists of sit-down restaurants, drive-thru restaurants, medical office, and grocery store use. Phases 2 and 3 include sit-down restaurant, hotel, and apartment uses. The remaining phases consist of the senior living and the conceptual single-family, age-restricted, maintenance-provided component.

The architectural elements between the multiple buildings and various uses are proposed to be complementary and harmonious, to include similar but distinct building colors and materials. Proposed materials include brick, stone, hardi-plank, stucco, E.I.F.S, wood, and metal cap finishings. Proposed colors include a muted color palette of creams, browns, light reds, browns, and blacks.

The site is proposed as a mixed-use development with a few variations from the standard commercial and multi-family design standards. Specifically, the densities for the apartment complex and senior living facility are proposed as 36.2 and 24.2 units per acre, respectively. A variation in the setback is proposed for the senior living lot to allow a 15-foot setback for the front-yard setback along NW Black Twig Ln, rather than the standard 20-foot setback allowed for the RP-4 zoning district. Modifications are not required for the proposed densities and setback due to the PMIX zoning. The zoning district development standards (e.g. density, setbacks, building height, etc.) are adopted/established as part of the approved plan. In all other aspects, the development adheres to the CP-2 and RP-4 zoning district standards.

A sign package is also proposed to allow multi-tenant, single-tenant monument and shopping center/character-identification signs to be larger than the standard 96 sq. ft. allowance.

In accordance with Section 7.120 of the UDO, the preliminary development plan also serves as the preliminary plat.

The applicant requests a modification to the UDO for Lot 1 and 2, to allow a reduced parking lot setback

along Lowenstein Rd. Staff supports the modification request.

78.3% impervious coverage - overall
 21.7% open space - overall
 1,927 parking spaces required - overall
 2,230 parking spaces provided - overall

Dave Olson - Applicant
 Josh Johnson, AICP, Assistant Director of Plan Services

Recommendation:

1. A modification shall be granted to the 20' parking lot setback from right-of-way, to allow a 4' parking lot setback along the northwest property lines of Lots 1 & 2, adjacent to NW Lowenstein Dr.
2. The development shall be subject to the recommended road improvements outlined in the Transportation Impact Analysis prepared by Michael Park, dated October 30, 2018.
3. 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 October 30, 2018. 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' Office.
4. The proposed monument and shopping center/character identification signs shall be approved as shown as part of the preliminary development plan, dated October 19, 2018.
5. The development shall be in accordance with the preliminary development plan, date stamped October 19, 2018. Development standards (e.g. setbacks, lot area, etc.) shall be as shown on the plan. The proposed lots, corresponding uses, and design standards shall be developed as listed in the following table:

Lot #	Proposed District/Use	Proposed Square Footage	Proposed Density or FAR	Proposed Setbacks	Height
1	Restaurant (Sit-Down)	6,500	0.15	Front: 15 Side: 10/0 Rear: 20	40' (4 stories)
2	Restaurant (Sit-Down)	6,500	0.09	"	"
3	Restaurant Drive-Thru	5,500	0.07	"	"
4	Medical Office	6,500	0.20	"	"
4A	Restaurant Drive-Thru Only	707	0.02	"	"
5	Grocery	63,119	0.20	"	"
6	Senior Living Apartments and Pickle Ball Courts	274,716	24.2	Front (adjacent to NW Lowenstein Dr. - 20", Front (adjacent to NW Black Twig Ln., 15' Rear: 20	60' (4 stories)

7	Apartments/Retail/Restaurant	264,600 apartment 10,000 retail 5,000 restaurant	36.2 unit/acre	Front:20' Side:10' Rear: 20'	"
8	Restaurant (Two-Tenants)	7,500	0.06 units/acre	Front:15 Side:10/0 Rear: 20	Height
9	Restaurant (Two-Tenants)	9,500	0.07	"	40' (3 stories)
10	Restaurant	7,500	0.07	"	"
10A	Restaurant (Sit-Down)	7,500	0.07	"	"
11	Restaurant (Sit-Down)	7,500	0.09	"	"
12	Hotel (105 rooms)	53,864	0.06	"	60' (4 stories)

6. The architectural character of the commercial buildings, including, but not limited to: retail, medical office, sit-down restaurant, and drive-thru restaurant, shall incorporate a variety of distinct building designs such as:
- A. A variation in length of ~~30 percent or more~~ ;
 - B. A variation in the footprint of the building of ~~30 percent or more~~;
 - C. A distinct variation in color and use of materials; or
 - D. A distinct variation in building height and roof form.
7. Additional architectural elements shall be added to the proposed commercial buildings, to include, but not limited to:
- A. variations in roof form and parapet heights;
 - B. pronounced recesses and projections;
 - C. distinct changes in texture and color of wall surfaces; and
 - D. vertical accents or focal points

Committee Recommendation: At the November 8, 2018 Planning Commission meeting a motion was made by Commissioner Funk, seconded by Commissioner Dial, that **CONTINUED Appl. #PL2018-098 - REZONING from R-1 to PMIX and PRELIMINARY DEVELOPMENT PLAN - Streets of West Pryor approximately 73 acres located at the northwest corner of NW Pryor Rd and NW Lowenstein Dr; Drake Development, LLC, applicant**, be recommended for approval to the City Council - Regular Session, due back on 12/4/2018. The motion carried unanimously.