

Legislation Text

File #: 2016-0698, **Version:** 1

PUBLIC HEARING - Application #PL2016-167 - PRELIMINARY DEVELOPMENT PLAN - New Longview Commercial Phase II, approximately 13 acres located at the southeast corner of SW Fascination Dr and SW Longview Blvd; Box Real Estate Development, applicant.

Issue/Request:

This preliminary development plan is for New Longview Commercial Phase II, a mixed use development located at the southeast corner of SW Fascination Dr. and SW Longview Blvd. The development is comprised of six (6) lots on approximately 13 acres. Access to the development will be provided by five (5) drives, two (2) from Longview Blvd. on the west, two (2) from SW Fascination Drive to the north, and one (1) drive from SW Kessler Drive on the east.

The proposed uses include a luxury theater, restaurants, medical/office, office/retail, and age-restricted multifamily apartments and townhomes. The commercial buildings range from one (1) to three (3) stories and total approximately 124,500 square feet. The residential portion is comprised of seven (7) 2-story townhome buildings and two (2) 4-story apartment buildings, with a total of 172 units.

The applicant proposes a material palette for the building exteriors that includes: brick, stucco, stone, limestone panels, glass store fronts, aluminum window systems, metal panels, E.I.F.S, masonry, and painted concrete.

The preliminary development plan is envisioned to be developed in two general phases. The apartment/townhome development and theater are proposed as the first phase. The remaining phase will consist of the restaurant, medical/office, and office/retail.

- 124,500 sq. ft. of commercial space
- 172 residential dwelling units
- 25.4 units/acre
- 981 spaces required; 854 parking spaces provided (shared parking model proposed)

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

1. Development shall be in accordance with the preliminary development plan dated October 4, 2016 and November 1, 2016.
2. Development standards, including density, lot area, setbacks, building separation, and impervious coverage shall be as shown on the plan.
3. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the required public improvements listed in the TIA dated, **November 2, 2016 (date added by Planning Commission)**, sanitary sewer improvements, and waterline improvements. No building permit 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 Records' Office. All public improvements shall be substantially complete prior to issuance of any building permit within the proposed preliminary development plan, except where the timing of improvements are specifically noted in the description of condition.
4. The development shall be subject to the recommendations of the Transportation Impact Analysis report

dated November 2, 2016.

5. An agreement shall be executed between the City and developer that addresses ownership, permitted uses, maintenance responsibilities and assignments of easements, right-of-ways and adjacent property pertaining to on-street parking, parking lanes along SW Longview Blvd., right-of-way encroachments, private tracts within right-of-way and potential right-of-way vacation.
6. **The apartments and townhomes shall be an age-restricted “55 or older” development (80% of the occupied units must be occupied by at least one person who is 55 or older) as defined by The Department of Housing and Urban Development. (Added by staff)**

Other Boards and Commissions Assigned: Planning Commission

Planning Commission Action: On the motion of Fred Delibero, seconded by Fred DeMoro , the Planning Commission members voted unanimously by voice vote to recommend **APPROVAL of Application #PL2016-167 - PRELIMINARY DEVELOPMENT PLANT** - New Longview Commercial Phase II, approximately 13 acres located at the southeast corner of SW Fascination Dr. and SW Longview Blvd.; Box Real Estate Development, applicant; subject to staff's letter of November 11, 2016.