

Legislation Details (With Text)

File #:	2016-0501	Name:	
Type:	Public Hearing - Sworn	Status:	Passed
File created:	8/19/2016	In control:	City Council - Regular Session
On agenda:	3/2/2017	Final action:	3/2/2017
Title:	CONTINUED PUBLIC HEARING - Appl. #PL2016-114 - PRELIMINARY DEVELOPMENT PLAN - approximately 7.11 acres located at the southeast corner of NW Blue Parkway and NW Colbern Road for the proposed Summit Village; Newmark Grubb Zimmer, applicant.		
Sponsors:	Planning and Special Projects		
Indexes:			
Code sections:			
Attachments:	1. PC Minutes, 2. Staff Letter, 3. Transportation Impact Analysis, 4. Traffic Impact Study, 5. Preliminary Development Plan, 6. Modification Request Letter High Impact Screening, 7. Photo 1 - property to east, 8. Photo 2 - property to east, 9. Photo 3 - property to east, 10. Photo 4 - property to east, 11. Photo 5 - property to east, 12. Location Map		

Date	Ver.	Action By	Action	Result
3/2/2017	1	City Council - Regular Session	approved	Pass
2/16/2017	1	City Council - Regular Session	continued	Pass
2/2/2017	1	City Council - Regular Session	continued	Pass
1/10/2017	1	Planning Commission	recommended for approval	Fail
8/23/2016	1	Planning Commission	continued	Pass

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Issue/Request:

This preliminary development plan application is for the proposed Summit Village development located on land that was annexed into the city in 2011. The subject preliminary development plan covers two lots on 7.11 acres that yield a total building area of 38,500 square feet. The project is proposed to be completed in multiple phases. Phase I is composed of Lot 1, which contains an 18,500 sq. ft. eye care and surgery center that has its own phasing option for construction. Construction of the 18,500 square foot building may be divided into a 6,500 sq. ft. Phase IA and a 12,000 sq. ft. Phase IB. Phase II is composed of Lot 2, which contains two office/retail buildings that will be 10,000 square feet each. The proposed building elevations incorporate a significant amount of brick, block and stucco, plus the use of an architectural metal panel system to accentuate the entrances to the buildings on Lot 2.

A conceptual master plan for the surrounding 61 acres has also been submitted to illustrate how the subject 7-acre development ties into and relates to the long-term vision for the area. The conceptual master plan consists of 17 additional office/commercial use buildings totaling approximately 542,500 sq. ft. The future development of the area under the conceptual master plan will require separate preliminary development plan approval as additional phases of the development are implemented.

The applicant requests modifications to the high impact screening along the eastern property line of Lot 2. Staff supports the requested modification.

- 2 lots and 1 common area tract on 7.11 acres
- 55% proposed overall impervious coverage - 80% maximum allowed impervious coverage
- 45% proposed overall open area - 20% minimum required open area
- 0.15 proposed overall FAR - 0.55 maximum allowed FAR
- 193 parking spaces required - 203 parking spaces provided

Proposed City Council Motion:

I move to direct staff to present an ordinance approving Application #PL2016-114 - PRELIMINARY DEVELOPMENT PLAN - approximately 7.11 acres located at the southeast corner of NW Blue Pkwy and NW Colbern Road for the proposed Summit Village; Newmark Grubb Zimmer, applicant.

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

1. A modification shall be granted to the required 20 foot wide high-impact landscape screen between the proposed site and the adjacent apartment development to the east of Lot 2, to allow medium impact landscape screening within a 10 foot wide buffer yard, plus a 6' vinyl fence with masonry piers along a portion the eastern property line of Lot 2 as requested.
2. Development shall be in accordance with the preliminary development plan, date stamped December 6, 2016.
3. Approval of the preliminary development plan is only for Lots 1 & 2. Development of the conceptual master plan outside of Lots 1 & 2 shall require preliminary development plan approval under separate application.

Committee Recommendation: On motion of Mr. DeMoro and seconded by Mr. Lopez, the Planning Commission on January 10, 2017, voted three "yes" (Mr. DeMoro, Mr. Lopez and Mr. Gustafson) and three "no" (Mr. Norbury, Ms. Roberts and Mr. Funk) by voice vote to **APPROVE Appl. #PL2016-114 - PRELIMINARY DEVELOPMENT PLAN** - Summit Village, approximately 7 acres located at the southeast corner of NW Colbern Rd and NW Blue Pkwy; Unity Realty, LLC, applicant, subject to staff's letter, dated January 6, 2017, recommendation items 1-3.