

Legislation Details (With Text)

File #:	2019-2695	Name:	
Type:	Public Hearing - Sworn	Status:	Agenda Ready
File created:	4/5/2019	In control:	City Council - Regular Session
On agenda:	6/4/2019	Final action:	
Title:	Continued Public Hearing: Application #PL2019-071 - Preliminary Development Plan - Paragon Star Village, approximately 36 acres generally located at the northeast corner of NW View High Drive and I-470 Highway; Paragon Star, LLC, applicant. (NOTE: This item was previously continued from May 7, 2019 per the applicant's request.)		
Sponsors:	Planning and Special Projects		
Indexes:			
Code sections:			

Attachments: 1. Paragon Team-Applicant Presentation-A-Beginning, 2. Paragon Team-Applicant Presentation-B-contd., 3. Paragon Team-Applicant Presentation-C-contd., 4. Paragon Team-Applicant Presentation-D-end., 5. Jackson County Planning Commission testimony, 6. Jackson County Planning Commission Exhibit, 7. Staff Letter, 8. Traffic Impact Analysis, 9. Preliminary Development Plan, 10. 2016 Traffic Study, 11. Traffic Addendum Memo, 12. Drainage Study, 13. Design Guidelines Handbook, 14. Greenway Master Plan Map, 15. Rock Island Corridor & related Trail Map, 16. PDP criteria response, 17. Modification Requests, 18. Shared Parking Details, 19. Shared Parking Details and Explanation, 20. Location Map

Date	Ver.	Action By	Action	Result
5/23/2019	1	Planning Commission	recommended for approval as amended	Pass
5/9/2019	1	Planning Commission	continued	Pass
5/7/2019	1	City Council - Regular Session	continued	Pass
4/25/2019	1	Planning Commission	continued	Pass
4/11/2019	1	Planning Commission	continued	Pass

Continued Public Hearing: Application #PL2019-071 - Preliminary Development Plan - Paragon Star Village, approximately 36 acres generally located at the northeast corner of NW View High Drive and I-470 Highway; Paragon Star, LLC, applicant. (NOTE: This item was previously continued from May 7, 2019 per the applicant's request.)

Issue/Request:

This preliminary development plan is for "Paragon Star Village", a mixed use development generally located at the northeast corner of NW View High Dr. and I-470 Hwy. The plan is composed of sixteen lots and one tract on approximately 36 acres. The proposed development includes a mix of uses totaling 630,500 sq. ft. of retail, restaurants, drive-thru restaurants, medical office, general office, an entertainment venue, hotels, and multi-family residential. The proposed multi-family component consists of a residential development that include a 4-story apartment complex and a four story mixed-use building with retail/restaurant uses occupying the first floor and apartment units occupying the second, third, and fourth floors.

A design guideline handbook has been provided for this development addressing the overall vision for the development. The design guidelines cover the site design, exterior building materials, transparency of storefronts, building articulation, and streetscape. The proposed architectural theme provides a variety of texture, color and form representing a more modern and contemporary development. Proposed materials

include: stone, brick, textured architectural panels, faux wood, fiber cement board, and stucco/EIFS. The color palette consists of light and dark grays, browns, and transparent/translucent storefront glazing.

The applicant requests a modification to the parking lot setbacks and height of the parking lot pole lighting. Staff supports the requested modifications. The applicant also requests approval of architectural metal panels as a conditional material.

-50.4% impervious coverage - overall - 80% maximum recommended impervious coverage

-49.6% open space - overall - 20% minimum recommended open area

-0.40 FAR (floor area ratio) - overall

-2401 parking spaces required - overall

-1843 parking spaces provided - overall (alternate parking plan)

Jennifer Thompson, Senior Planner

Josh Johnson, Assistant Director of Plan Services

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

1. A modification shall be granted to the 20 foot parking setback, to allow 0-foot parking setbacks as shown on the preliminary development plan dated April 4, 2019.
2. A modification shall be granted to the ~~15-foot and 20-foot~~ 24-foot parking lot pole lighting height maximum, to allow a maximum height of 28 foot (above finished grade) for parking lot pole lighting.
3. Architectural metal panels shall be allowed as a conditional material as described in the design guideline handbook, date stamped April 4, 2019.
4. The developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the waterline improvements, the location and construction of pedestrian trails, and the road improvements recommended in the Transportation Impact Analysis dated April 18, 2019. 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 of Deeds Office.
5. The development shall be in accordance with the preliminary development plan, dated April 4, 2019. Design standards shall be as shown in the Paragon Star Village Design Guidelines Handbook, date stamped April 4, 2019.

Committee Recommendation: At the May 23, 2019 Planning Commission meeting a motion was made by Commissioner Funk, seconded by Commissioner Arth, that **Continued Appl. #PL2019-071 - Preliminary Development Plan Paragon Star Village, approximately 36 acres generally located at the northeast corner of NW View High Dr. and I-470 Hwy; Paragon Star, LLC, applicant**, be recommended for approval to the City Council-Regular Session, due back on 4/4/2019. The motion carried unanimously.