

## Legislation Details (With Text)

**File #:** 2021-4185 **Name:**

**Type:** Public Hearing - Sworn **Status:** Agenda Ready

**File created:** 5/26/2021 **In control:** City Council - Regular Session

**On agenda:** 7/6/2021 **Final action:**

**Title:** Public Hearing: Application #PL2021-059 - Preliminary Development Plan - Summit Point Phase II, 510 NE Chipman Road; Canyon View Properties, applicant.

**Sponsors:** Planning and Special Projects

**Indexes:**

**Code sections:**

**Attachments:** 1. 06-10-2021 PC Minutes, 2. Staff Letter, 3. Transportation Impact Analysis, 4. HEC-RAS Modeling Memo, 5. Preliminary Drainage Study, 6. Preliminary Development Plan, 7. Modification Request Letter, 8. Location Map

Date	Ver.	Action By	Action	Result
6/10/2021	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2021-059 - Preliminary Development Plan - Summit Point Phase II, 510 NE Chipman Road; Canyon View Properties, applicant.

### Issue/Request:

The applicant is seeking approval of a preliminary development plan for a 144-unit addition to an existing apartment development. The applicant seeks modifications to the minimum parking requirements; a modification to the allowed RP -4 density; and an interior building setback.

### Proposed City Council Motion:

I move for a second reading of application #PL2021-059 - Preliminary Development Plan - Summit Point Phase II, 510 NE Chipman Road; Canyon View Properties, applicant.

### Background:

Mr. Rodney Rockwell testified during the public hearing about concerns regarding construction vehicles using NE English Manor Drive and the additional traffic once the project was completed.

Josh Johnson, AICP, Assistant Director of Plan Services

Gary R. Rauscher, Applicant's Representative

**Committee Recommendation:** With the conditions of approval below, a motion was made by Planning Commission Vice Chair Arth, seconded by Board Member Jana-Ford, that this application be recommended for approval to the City Council - Regular Session, due back on 7/6/2021. The motion carried unanimously.

1. A modification shall be granted to the maximum density of 12 units per acre in the RP-4 district, to allow a density of 17.48 units per acre in the RP-4 district.

2. A modification shall be granted to the minimum parking requirements to reduce the required number of parking stalls from 500 to 475.

3. A modification shall be granted to the minimum principal building setback, to allow 0' setback from the south property line for building B1-1 as depicted on the plans and specifications submitted to and on file in the Development Services Department dated May 13, 2021.

4. Site development and architectural elevations shall be in accordance with plans and specifications submitted to and on file in the Development Services Department dated May 13, 2021.

5. A revised HEC-RAS study shall be provided, in accordance with staff supplement review comments dated June 4, 2021, and provided as an attachment to this staff report.