Legislation Details (With Text)

File #:	2021-4267	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Agenda Ready
File created:	7/16/2021	**In control:**	City Council - Regular Session
On agenda:	7/22/2021	**Final action:**	
Title:	Public Hearing: Application #PL2021-182 - Rezoning from CP-2 to PMIX and Conceptual Development Plan - Ranson Landing, 1401 SE Oldham Parkway; Engineering Solutions, LLC, applicant. (Note: this item was continued from August 3, 2021 per Council's request.)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. PC Action Letter 07-22-2021, 2. Staff Presentation Ranson, 3. Staff Memo, 4. Staff Letter, 5. Transportation Impact Analysis, 6. Traffic Impact Study, 7. Micro Storm, 8. Sanitary Memo, 9. Conceptual Plan, 10. Zoning Map, 11. Location Map, 12. Public Comment - Will Jennings to Council 8-17-21.pdf		

Date	Ver.	Action By	Action	Result
8/3/2021	1	City Council - Regular Session	continued	Pass
7/22/2021	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2021-182 - Rezoning from CP-2 to PMIX and Conceptual Development Plan - Ranson Landing, 1401 SE Oldham Parkway; Engineering Solutions, LLC, applicant.

(Note: this item was continued from August 3, 2021 per Council's request.)

Issue/Request:

The applicant proposes to rezone 25.7 acres located at 1401 SE Oldham Pkwy from CP-2 (Planned Community Commercial District) to PMIX (Planned Mixed-Use District). The applicant has prepared a conceptual development plan as allowed by the UDO to show possible future uses. The proposed plan includes a convenience store, commercial pad sites, a restaurant w/drive through, contractor garages, storage units and 100 units of residential (25 fourplexes). Construction of the individual uses shall require preliminary development plan approval under separate application(s).

Proposed City Council Motion:

I move for a second reading of Appl. #PL2021-182 - REZONING from CP-2 to PMIX and CONCEPTUAL DEVELOPMENT PLAN - Ranson Landing, 1401 SE Oldham Pkwy; Engineering Solutions, LLC, applicant

Background:

Resident Amanda Pendleton, 1508 SE 11th St, stated she had concerns about additional stormwater runoff from the proposed development. The applicant stated that stormwater from the site of the proposed development will flow to the north away from the adjacent residential neighborhood and would not cause a detrimental impact to neighboring properties.

Josh Johnson, AICP, Assistant Director of Plan Services

Matt Schlicht, PE, Applicant's Representative

Recommendation:

Committee Recommendation: With the Conditions of Approval as reflected below and outlined in the ordnance, a motion was made by Vice Chair Arth, seconded by board Member Rader, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.

1. No construction may occur on any property until one or more preliminary development plans and final development plans have been approved in accordance with the UDO.

2. A regional detention basin will be required to be a part of the initial preliminary development plan.

3. A revised / updated stormwater drainage study will be required to be submitted with the initial preliminary development plan. The study shall include additional information for items identified in the Analysis section of the staff report.

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