

## Legislation Details (With Text)

**File #:** 2021-4595 **Name:**

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

**File created:** 12/10/2021 **In control:** City Council - Regular Session

**On agenda:** 12/16/2021 **Final action:**

**Title:** Public Hearing: Application #PL2021-406 - Preliminary Development Plan - Market Street Center, 3501 SW Market Street; Foresight Real Estate Services, LLC, applicant.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 12-16-21 PC Minutes, 2. Staff Report, 3. Transportation Impact Analysis, 4. Preliminary Storm Management Plan, 5. Preliminary Development Plan, 6. Location Map

Date	Ver.	Action By	Action	Result
12/16/2021	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2021-406 - Preliminary Development Plan - Market Street Center, 3501 SW Market Street; Foresight Real Estate Services, LLC, applicant.

### Issue/Request:

The applicant proposes a preliminary development plan to construct three freestanding buildings on the subject site. The proposed use for the buildings located on Lots 1 and 2 are a dental office and retail. A home improvement center is proposed for Lot 3. As elevations for the proposed building on Lot 3 were not provided with this PDP, development of this site will require a preliminary development plan under separate application.

Josh Johnson, AICP, Assistant Director of Plan Services  
John Davis, Applicant's Representative

With the conditions of approval as outline in the staff letter and below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

1. Development shall meet all design and sustainability requirements as established by UDO Sec. 5.510.
2. Development shall be in accordance with the preliminary development plan dated November 16, 2021, except that the development of Lot 3 requires approval of a separate preliminary development plan application due to the lack of building elevations provided as part of the subject application.

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.