

## Legislation Details (With Text)

<b>File #:</b>	2022-5120	<b>Name:</b>	
<b>Type:</b>	Public Hearing - Sworn	<b>Status:</b>	Agenda Ready
<b>File created:</b>	8/18/2022	<b>In control:</b>	City Council - Regular Session
<b>On agenda:</b>	9/20/2022	<b>Final action:</b>	
<b>Title:</b>	Public Hearing: Application #PL2022-192 - Rezoning from RP-2 to CBD and Preliminary Development Plan - Ellis Glen, 102-110 SW Market Street; MKEC Engineering, applicant.		
<b>Sponsors:</b>	Development Services		
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. 08-25-2022 PC Minutes, 2. Staff Presentation, 3. Applicant Presentation, 4. Staff Report, 5. Transportation Impact Analysis, 6. Preliminary Drainage Report, 7. Preliminary Development Plan, 8. Elevations, 9. Modification Request, 10. Location Map		

Date	Ver.	Action By	Action	Result
8/25/2022	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2022-192 - Rezoning from RP-2 to CBD and Preliminary Development Plan - Ellis Glen, 102-110 SW Market Street; MKEC Engineering, applicant.

### Issue/Request:

The applicant proposes to rezone 1.2 acres located at 102-110 SW Market St. from RP-2 (Planned Two-Family Residential District) to CBD (Planned Central Business District). The proposed development will be composed of a single three-story mixed-use building with the associated surface parking lot located to the rear of the building. The first floor of the building will be 9,944 sq. ft. of commercial office space. Floors two and three will be a mix of studio, one- and two-bedroom apartments.

The subject application shall also act as the preliminary plat in accordance with UDO requirements.

### Proposed Planning Commission Motion:

I move to recommend approval of Appl. #PL2022-192 - REZONING from RP-2 to CBD and PRELIMINARY DEVELOPMENT PLAN - Ellis Glen, 102-110 SW Market St; MKEC Engineering, applicant

Brian Hochstein, Applicant's Representative  
Josh Johnson, AICP, Assistant Director of Plan Services

Recommendation: With the conditions of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

1. A modification shall be granted to reduce the required parking lot setback from 20' to 15' along the north property line and 13'-8" along the south property line.
2. A modification shall be granted to the Design Standards for the Downtown Core Area's requirement that first and second floor elevations of street facing facades consist of brick, to allow for the brick facade to be varied in height, consistent with the preliminary development plan date stamped July 12, 2022.

3. A modification shall be granted to the design of the required high impact landscape screen along the north property line, to allow the required fence be placed on the north property line.
4. A modification shall be granted to the design of the required 20' wide high impact landscape screen along the north property line, to allow for a 15' wide high impact landscape screen along the north property line.
5. Development shall be in accordance with the preliminary development plan dated July 12, 2022.

A motion was made by Commission Member Kitchens, seconded by Commission Member Loveless, that this application be recommended for approval to the City Council - Regular Session. The motion carried unanimously.