

## Legislation Details (With Text)

<b>File #:</b>	2022-5171	<b>Name:</b>	
<b>Type:</b>	Public Hearing - Sworn	<b>Status:</b>	Presented
<b>File created:</b>	9/16/2022	<b>In control:</b>	City Council - Regular Session
<b>On agenda:</b>	10/18/2022	<b>Final action:</b>	10/18/2022
<b>Title:</b>	Public Hearing: Application #PL2022-243 - Rezoning from PO to RP-4 and Preliminary Development Plan - Douglas and Tudor Apartments, 15 NE Tudor Road, 25 NW Tudor Road and 908 NE Douglas Street; Cityscape Residential, applicant. (Note: This Application was continued from October 4, 2022 per the applicant's request.)		

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 09-22-2022 PC Action Report, 2. Staff Presentation, 3. Applicant Presentation, 4. Staff Letter, 5. Transportation Impact Analysis, 6. Traffic Impact Study, 7. Preliminary Stormwater Management Plan, 8. Rezoning Exhibit, 9. Preliminary Development Plan, 10. Elevations, 11. Landscape Plan, 12. Site Plan, 13. Parking Assessment Study, 14. Location Map

Date	Ver.	Action By	Action	Result
10/18/2022	1	City Council - Regular Session	presented	
10/4/2022	1	City Council - Regular Session	continued	Pass
9/22/2022	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2022-243 - Rezoning from PO to RP-4 and Preliminary Development Plan - Douglas and Tudor Apartments, 15 NE Tudor Road, 25 NW Tudor Road and 908 NE Douglas Street; Cityscape Residential, applicant.

(Note: This Application was continued from October 4, 2022 per the applicant's request.)

### Issue/Request:

The applicant proposes to rezone 13.03 acres located at 15 NE Tudor Rd, 25 NW Tudor Rd. & 908 NE Douglas St. from PO (Planned Office District) to RP-4 (Planned Apartment Residential District) to construct a 358 dwelling unit multi-family (apartment) development. The development includes various amenities in the form of pickleball courts, grill area, dog park and a swimming pool with clubhouse.

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

### Proposed Motion:

I move to recommend approval of Application #PL2022-243 - Rezoning from PO to RP-4 and Preliminary Development Plan - Douglas and Tudor Apartments, 15 NE Tudor Road, 25 NW Tudor Road and 908 NE Douglas Street; Cityscape Residential, applicant.

Josh Johnson, AICP, Assistant Director of Plan Services

Ryan Adams, Applicant's Representative

With the conditions of approval below, the application meets the requirements of the UDO and Design &

Construction Manual.

1. A modification of UDO Sec. 8.620 shall be granted to allow 168 parking stalls to have a minimum width of 8' 6" instead of 9'.
2. A modification of UDO Sec. 6.030, Table 6-2, Density, shall be granted to allow 27.47 units per acre for the RP-4 district instead of 12 units to the acre.
3. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, shall be granted to allow a minimum lot size of 1,585.38 sf. per unit for the RP-4 district instead of 3,500 sf. per unit.
4. Development shall be in accordance with the preliminary development plan, dated August 9, 2022
5. Development shall be in accordance with the Transportation Impact Analysis, prepared by Brad Cooley, dated September 15, 2022.

A motion was made by Commission Member Rader, seconded by Commission Member Benbrook, that this application be recommended for approval to the City Council - Regular Session, due back on 10/4/2022. The motion carried by the following vote:

Aye: 6

Chairperson Funk

Commission Member Benbrook

Commission Member Kitchens

Commission Member Loveless

Commission Member Touzinsky

Commission Member Trafton

Nay: 1

Commission Member Rader

Absent: 2

Vice Chair Arth

Commission Member Jana-Ford