

Legislation Text

File #: 2020-3672, **Version:** 1

Public Hearing: Application #PL2020-200 - Preliminary Development Plan - Oakview, Lots 2, 3 and 4, 1410, 1430 and 1440 NE Douglas St; Star Acquisitions & Development, LLC, applicant.

(Note: This item was continued from October 20, 2020 per the applicant's request.)

Issue/Request:

A preliminary development plan for Oakview Storage Development Phase II was approved in 2018 for the development of the subject Lots 2-4. The plan showed a restaurant/retail building developed on each of the three (3) lots and identified the square footage of each building. The applicant has since identified a need to allow for larger buildings on each of the three lots from that shown on the previously approved plan. The Unified Development Ordinance (UDO) authorizes staff to administratively approve commercial buildings up to 25% larger (in square footage) than that shown on an approved preliminary development plan. An increase in building size over 25% requires approval of a new preliminary development plan. The new proposed building sizes exceed the 25% administratively approvable increase and thus require the submittal of the subject preliminary development plan application. The layout and architectural appearance of the new proposed buildings is generally unchanged from the previously approved preliminary development plan.

Josh Johnson, AICP, Assistant Director of Plan Services

Tim Harris, Applicant

With the conditions of approval below, the application meets the requirements of the UDO and Design and Construction Manual.

1. A modification shall be granted to the 20' parking lot setback requirement from the right-of-way, to allow an 18' setback along NE Douglas St and a 14' setback along NE Victoria Dr.
2. A modification shall be granted to the minimum 3" caliper deciduous tree size, to allow 2.5" caliper deciduous shade trees and 2" caliper deciduous ornamental trees.
3. A modification shall be granted to the minimum 8' height for evergreen trees, to allow 5' tall evergreen trees.
4. An Alternate Parking Plan based on the Parking Generation Study dated August 27, 2020, shall be approved as part of the preliminary development plan for Lots 2-4 in accordance with Article 8, Division II (Parking) of the UDO.

Committee Recommendation: On a motion by Vice Chair Dial, and seconded by Ms. Arth, the Planning Commission unanimously voted on August 24, 2020, to recommend APPROVAL of Application #PL2020-200 - Preliminary Development Plan - Oakview, Lots 2, 3 and 4, 1410, 1430 and 1440 NE Douglas St; Star Acquisitions & Development, LLC, applicant.