



MEMORANDUM

To: Mayor and City Council

From: Marcie Diamond, Assistant Director of Planning

Date: April 8, 2014

Reference: Consider approval of Case No. PD-237R5-HC/RBN, Trinsic to attach a Conceptual Plan for hotel, multifamily, retail and office uses on 20.74 acres of property located on the eastside of South Belt Line Road between East Dividend and Chartwell Drive.

2030: **Business Prosperity**

Introduction:

On December 11, 2013 City Council remanded this request back to the Planning and Zoning Commission (with all fees waived). This Concept Plan addresses many of those issues, whereas:

- Detail Site Plans for both the hotel and the multifamily are being considered in this agenda and the timing of development will be included as a PD Condition;
- The applicant has included retail and other accessory non-residential uses on a portion of the 1st floor facing Belt Line Road;
- The materials on the hotel and the residential projects are architecturally compatible with the same color palette;

However, there are technical issues with each site plan which are detailed in the respective staff reports and additional assurances that the hotel will be the first project to be developed on this 20 acre tract must be provided.

Analysis:

On March 20, 2014 the Planning and Zoning Commission unanimously recommended Denial of this request.

Given the Commission's recommendation for denial, a $\frac{3}{4}$ vote of Council (6 out of 7) is required to approve this request.

Legal Review:

This item did not require City Attorney review.

Fiscal Impact:

None

Recommendation:

The Planning Department recommended approval, as this request appeared to address the issues as outlined by City Council when this case was remanded back to the Planning and Zoning Commission, if the following conditions/revisions are made:

1. The addition of the following PD Conditions -
 - a. No building permit shall be issued for any high density residential development on Lot 2 until such time that the Hotel on Lot 1 is under construction, including at a minimum, all underground utilities are installed and the slab has been poured.
 - b. The mutual access drive (48 foot wide pavement plus 10 foot wide landscaped median) between Lots 2 and 3 shall be built with the development on Lot 2.
 - c. Prior to any development on this property, this property shall be platted. The northern half of this driveway shall be established as a mutual access and fire lane easement as part of Lot 3.
 - d. Residential uses shall not be permitted within Lot 3.
 - e. City Council approval of the Detail Site Plan shall be required prior to development of Lot 3.
 - f. All retail and office development within Lot 3 shall be architecturally compatible with the developments on Lots 1 and 2 and shall provide for open spaces and pedestrian connections.
2. The following drafting corrections being made -
 - a. Add "fitness center, club house and other accessory uses" to the data table for Lot 2.
 - b. All revisions required to the Detail Plans for Lots 1 and 2 being reflected on this Conceptual Plan.
3. There may be additional comments at the time of engineering review, including, but not limited to the location of the driveway on Chartwell Drive.

Attachments:

Letter to appeal from Adam Brown, Trinsic Residential Group, dated March 26, 2014

Staff Report

Concept Plan