



MEMORANDUM

To: Mayor and City Council

From: Marcie Diamond, Assistant Director of Planning

Date: April 8, 2014

Reference: Consider approval of Case No. PD-237R6-RBN, Trinsic-Aura, to attach a Detail Site Plan for 311 multifamily units, accessory uses and retail/restaurant/office uses on 11.18 acres of property located on the eastside of South Belt Line Road between East Dividend and Chartwell Drive.

2030: **Business Prosperity**

Introduction:

A request for 331 multifamily units was recommended for denial by the Planning and Zoning Commission in October of last year, and that request was not appealed to City Council. Since that time the applicant has revised this request to reduce the number of units to 311, to include retail uses on the 1st floor, increased the parking ratio, increased the number of covered parking spaces, and specifically defined the open spaces. As detailed below, staff supported this request in that it appeared to address the issues as outlined by City Council when the Conceptual Plan was remanded back to the Planning and Zoning Commission, if the following conditions/revisions were made. It is staff understanding that the applicant has agreed to all conditions as outlined by staff except for: not receiving a building permit for this residential use until the Hotel on Lot 1 is under construction, including at a minimum, all underground utilities are installed and the slab has been poured; the provision of adequate parking; and the inclusion of additional non-residential uses.

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 appeared it to address the issues as outlined by City Council when the Conceptual Plan 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 residential development on this lot 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 be 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. Payment of park development fees in the amount of \$1,285 per unit.
2. Revise the Site Plan to address the parking deficit by reducing the number of units.
3. Consider additional retail/office restaurant uses to take advantage of the Belt Line Road frontage and further support the mixed use aspect of this project.
4. The following drafting/technical corrections being made -
 - a. Revise the Landscape Plan to include 4 additional overstory trees along Belt Line Road and one additional overstory tree on the east side of the driveway by the entry plaza.
 - b. Revise the Landscape Plan to provide additional details on the street scape design along Belt Line Road to specify of shrubs, ornamental flowers and decorative light fixtures as included in the draft MXD regulations and illustrated on the color rendering submitted by the applicant.
 - c. The sidewalk adjacent to Belt Line Road being increased to be a minimum of 6 feet in width.
 - d. Reanalyze the functionality of the four parallel parking spaces along the southern property line
5. 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

Applicant Parking Ratio Analysis

Site Plan

Landscape Plan (2 pages)

Rendering

Building Elevations (6 pages)