

CITY COUNCIL MEETING OF 10/16/2012 AGENDA ITEM #12-103GDP

AGENDA ITEM

TO: City Council

THROUGH: Michael Quint, Director of Planning
Brandon Opiela, Planning Manager

FROM: Anthony Satarino, Planner II

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by IBG Adriatica Holdings, Inc., for Approval of a General Development Plan for a Portion of the Adriatica Town Center District, Approximately 13.40 Acres, Located on the Northwest Corner of Adriatic Parkway and Mediterranean Drive.

APPROVAL PROCESS: The City Council is the final approval authority for the proposed general development plan.

STAFF RECOMMENDATION: Staff recommends approval of the proposed general development plan.

APPLICATION SUBMITTAL DATE May 14, 2012 (Original Submittal)
September 10, 2012 (Revised Submittal)
September 27, 2012 (Revised Submittal)
October 2, 2012 (Revised Submittal)

ITEM SUMMARY: The applicant is proposing to revise a portion of the approved general development plan (GDP) for Adriatica. The governing planned development ordinance requires a general development plan be approved for all development within Adriatica's Town Center District. The current governing general development plan for the subject property (05-345GDP) shows a significantly different layout and design than what is being proposed. The plan shows generally how the site will develop in terms of building location, drive aisles, design features, parking areas and landscape areas. The only building that currently exists on the subject property is located on the northeast corner of Stonebridge Drive and Mediterranean Drive. All of the other buildings as shown are proposed. The proposed buildings will generally be utilized for retail, office, and multi-family residential uses. The areas that are "ghosted" are not included within the limits of the proposed general development plan.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2010-11-052 (Mixed Uses)

North	“PD” – Planned Development District Ordinance No. 2010-11-052 (Commercial Uses)	Kastel Building at Adriatica Independent Bank Adriatica Retail Shops
South	“PD” – Planned Development District Ordinance No. 2011-11-067 (Mixed Uses)	Villa Kocija (under construction) and associated 5-story parking garage (existing) (Multi Family/Commercial) Konoba (under construction) (Multi Family/Retail)
East	“PD” – Planned Development District Ordinance No. 2005-02-015 (Residential Uses)	Adriatica Villa District Subdivision
East	“PD” – Planned Development District Ordinance No. 2010-11-052 (Commercial Uses)	MedPark II Office Complex
West	“PD” – Planned Development District Ordinance No. 97-06-036 (Single Family Residential Uses)	Stonebridge Country Club and Golf Course

Discussion: The proposed uses are allowed by right per the governing planned development districts.

GENERAL DEVELOPMENT PLAN APPROVAL: All development within the Town Center (as specified in the governing planned development ordinance) are subject to discretionary general development plan review and approval by the City Council, which is intended to provide for sufficient latitude in review by the City to assure that the design intent is incorporated into each general development plan. Along with the GDP for these tracts, the developer is also required to submit a set of building elevations for a typical building proposed for each tract. The proposed building elevations for this development have been attached to the associated site plan application (12-104SP) for approval. This site plan is being considered concurrently with the proposed GDP application by the Council.

The GDP shall include all necessary information to determine compliance with the purpose of the Adriatica planned development ordinance, including but not limited to paving design, sidewalks, landscaping, and related design components. The City Council has sole authority to determine compliance of the GDP with the goals and objectives of the planned development ordinance.

The applicant is proposing to modify the layout and design of the subject property but the proposed layout does not conflict with the vision that has been established for the area. The governing planned development ordinance describes various design elements that should be incorporated into each development, some of which are as follows: variety of building size and shape, orientation of buildings to other buildings and the street, use of landscaping and courtyards, and multiple building faces. The proposed modifications shown on the proposed plan meet these general requirements.

ACCESS/CIRCULATION:

Adjacent Streets: Adriatic Parkway, 64-Foot Right-of-Way, Local Collector

 Mediterranean Drive, 64-Foot Right-of-Way, Local Collector

 Stonebridge Drive, 140-Foot Right-of-Way, Greenway Arterial
 (G-4D)

Discussion: The limits of the proposed GDP are bound by a firelane to the north, Adriatica Parkway (which ultimately leads to Virginia Parkway) to the east, Mediterranean Drive to the south and Stonebridge Drive to west. There is one point of direct access to a proposed parking garage off of Adriatica Parkway. There are two direct access points to two separate proposed parking lots off of Mediterranean Drive.

SUPPORTING MATERIAL:

- Location Map and Aerial Exhibit
- Letter of Intent
- Planned Development District Ordinance No. 2005-02-017
- Existing General Development Plan (GDP)
- Proposed General Development Plan (GDP)
- PowerPoint Presentation