



TITLE: 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

MEETING DATE: November 6, 2012

DEPARTMENT: Planning

CONTACT: Michael Quint, Director of Planning
Brandon Opiela, Planning Manager
Anthony Satarino, Planner II

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed general development plan.

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 different layout and design than what is being proposed. The urban character that is reflected by the proposed general development plan is consistent with the urban character that has already been established in the Harbor area of Adriatica (vertical mixed-use buildings pulled up to the street/pedestrian environment).
- 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 areas that are "ghosted" are not included within the limits of the proposed general development plan.

BACKGROUND INFORMATION:

- See the attached staff report.

FINANCIAL SUMMARY:

- None.

BOARD OR COMMISSION RECOMMENDATION:

- The governing planned development district ordinance does not require general development plans to be considered by the Planning and Zoning Commission. As such, and in an effort to expedite the approval process, the Planning and Zoning Commission has not considered the proposed general development plan.