

CITY COUNCIL MEETING OF 11/6/2012 AGENDA ITEM #12-103GD2

**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.

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**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 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.

**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
South	"PD" – Planned Development District Ordinance No. 2011-11-067 (Mixed Uses)	Adriatica Retail Shops Villa Kocija (under construction) and associated 5-story parking garage (existing) (Condominiums/Commercial)  Konoba (under construction) (Condominiums/Retail)
	"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) is 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.

It is important to note that the proposed general development plan does not tie down proposed or allowed land uses but merely reflects the orientation of buildings to the street and pedestrian areas. The proposed changes to the general development plan should have no impact on the existing or proposed land uses in the area.

#### **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 fire lane 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.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments in support of the request but has heard from one local resident who felt the proposed building is not attractive nor was the proposed development consistent with the governing zoning district.

#### **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