

CITY COUNCIL MEETING OF 05-20-14 AGENDA ITEM #14-092GDP

AGENDA ITEM

TO: City Council

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

FROM: Samantha Pickett, Planner I

SUBJECT: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, on Behalf of Himalayan Ventures, L.P., for Approval of a General Development Plan for a Portion of the Adriatica Town Center District, Being Fewer than 3 Acres, Located Approximately 240 Feet South of Virginia Parkway and on the West Side of Adriatic Parkway

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.

APPLICATION SUBMITTAL DATE: March 24, 2014 (Original Application)
April 25, 2014 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting 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 (12-103GDP) 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 applicant has indicated that all of the buildings shown are proposed for medical office uses. The areas of the GDP that are "ghosted" adjacent to the subject property are not included within the limits of the changes to the general development plan and have not changed from the previously approved GDP.

SURROUNDING ZONING AND LAND USES:

Subject Property: "PD" – Planned Development District Ordinance No. 2012-12-061 (Mixed Uses)

North "PD" – Planned Development District Independent Bank,

	Ordinance No. 2010-11-052 and “PD” – Planned Development District Ordinance No. 2003-02-015 (Commercial Uses)	Kastel at Adriatica, Quadtex Adriatica, IBC Adriatica Holdings
South	“PD” – Planned Development District Ordinance No. 2012-12-061 (Mixed Uses)	St. Paul’s Loft Apartments
East	“PD” – Planned Development District Ordinance No. 2012-12-061 (Mixed Uses)	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2012-12-061 (Mixed Uses)	Undeveloped Land

GENERAL DEVELOPMENT PLAN APPROVAL: All development within the Town Center District (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 (14-091SP) for approval. This site plan is being considered concurrently with the proposed GDP application by the City 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. The proposed changes to the general development plan have no impact on the existing or proposed land uses in the area.

ACCESS/CIRCULATION:

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

Discussion: The subject property will have direct access to Adriatic Parkway and access to Stonebridge Drive and Virginia Parkway via mutual access easements.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or in opposition to this request.

ATTACHMENTS:

- Location Map and Aerial Exhibit
- Letter of Intent
- Existing General Development Plan
- Proposed General Development Plan
- PowerPoint Presentation