

CITY COUNCIL MEETING OF 09-02-14 AGENDA ITEM #14-184GDP

**AGENDA ITEM**

**TO:** City Council

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

**FROM:** Samantha Pickett, Planner II

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by 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 300 Feet South of Virginia Parkway and on the East Side of Adriatic Parkway

**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:** July 14, 2014 (Original Application)  
July 22, 2014 (Revised Submittal)  
July 28, 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 (14-092GDP) shows a 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 the building shown is proposed for office and independent living 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 Ordinance No. 2012-12-061 (Mixed Uses)	MedPark at Adriatica
South	“PD” – Planned Development District Ordinance No. 2012-12-061 (Mixed Uses)	St. Paul’s Loft Apartments
East	“PD” – Planned Development District Ordinance No. 2010-11-052 (Open Space Uses)	Open Space
West	“PD” – Planned Development District Ordinance No. 2012-12-061 (Mixed Uses)	Undeveloped Land and St. Paul’s Loft Apartments

**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 (14-185SP) 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 Roadway

Discussion: The subject property will have direct access to Adriatic Parkway and indirect 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
- PD Ordinance 2012-12-061
- PD Ordinance 2005-02-017
- Existing General Development Plan
- Proposed General Development Plan
- PowerPoint Presentation