



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by IBG Adriatica Holdings, Inc., for Approval of a Site Plan for the Adriatica St. Paul's Square Apartments, Approximately 13.32 Acres, Located on the Northwest Corner of Adriatic Parkway and Mediterranean Drive

MEETING DATE: October 16, 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 site plan with the following conditions:
 1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.

Prior to issuance of a building permit:

2. The applicant revise the landscape plan to show the landscape calculation for the required street trees. One canopy tree is required every 40' along Mediterranean Drive and Adriatica Parkway; these trees may be clustered.
3. The applicant revise the landscape plan to correctly call-out the proposed cedar elm trees as 4" caliper instead of 3" in the plant list.

ITEM SUMMARY:

- The applicant is proposing to construct a two four-story mixed use buildings (St. Paul's Square Apartments) on a portion of the lot, approximately 5.12 acres, located on the northwest corner of Adriatica Parkway and Mediterranean Drive. St. Paul's Square Apartments Building A contains three stories of residential dwelling units above 1-story of retail. St. Paul's Square Apartments Building B contains 4-stories of residential dwelling units with retail located at the walkout basement. The site plan also shows an overhead pedestrian walkway between Building A and Building B and a sky bridge from Building B to the existing parking structure across Mediterranean Drive. The site plan generally conforms to the

proposed general development plan (12-104GDP), which is also up for consideration at the October 16, 2012 City Council Meeting.

BACKGROUND INFORMATION:

- See attached report.

FINANCIAL SUMMARY:

- None.

BOARD OR COMMISSION RECOMMENDATION:

- The governing planned development district ordinance does not require the site plan and associated elevations 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 site plan.