



**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 Lofts, Approximately 13.32 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 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 Lofts) on approximately 5.12 acres of the 13.32 acre parent tract, located on the northwest corner of Adriatica Parkway and Mediterranean Drive. St. Paul's Square Lofts Building A contains three stories of residential dwelling units above 1-story of retail. St. Paul's Square Lofts 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 November 6, 2012 City Council Meeting.

- The proposed site plan proposes a total of 211 dwelling units. The applicant has already received approval of 46 additional units within Adriatica's Town Center District, totaling 257 units. Per the governing planned development district, a maximum of 285 residential units may be constructed within the town center as long as 120,000 square feet of commercial (office and retail) uses is also constructed within the town center.
- With that said, the proposed site plan may be approved and the development will still be in compliance with the governing planned development ordinance as the proposed residential units are not under construction. However, the buildings reflected on the proposed site plan may not be constructed until 120,000 square feet of non-residential uses in the town center have been permitted for construction. To date, approximately 112,000 square feet of commercial (office and retail) uses in the town center have received site plan approval (approximately 130,000 square feet if the proposed site plan is approved); however, only approximately 26,000 square feet of commercial uses have been issued building permits within Adriatica's Town Center District. In order to receive a building permit to construct the proposed building including the proposed residential units, the applicant will also need to receive a building permit for an additional approximately 94,000 square feet of commercial uses.

**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.