



## Legislation Details (With Text)

**File #:** R2016-066      **Version:** 1

**Type:** Resolution      **Status:** Public Hearing

**File created:** 7/13/2016      **In control:** City Council

**On agenda:** 8/2/2016      **Final action:**

**Title:** Conduct a public hearing and consider approving Resolution No. 2016-066 approving a townhome development located at the northern portion of the block between Bee, Vintage and Goodland Streets; and take appropriate action.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Aerial Map, 2. Location Map, 3. Information Memorandum, 4. Resolution No. 2016-066, 5. Floor Plans, 6. Site Photographs

Date	Ver.	Action By	Action	Result
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**Conduct a public hearing and consider approving Resolution No. 2016-066 approving a townhome development located at the northern portion of the block between Bee, Vintage and Goodland Streets; and take appropriate action.**

**BACKGROUND:**

The applicant has proposed the development of 41, three-bedroom townhome units, three stories in height within five buildings. All townhomes will be sold individually and anticipated to be owner-occupied. This 1.668-acre site is comprised of five lots that form the northern portion of the block between Bee, Vintage and Goodland Streets. The site is surrounded by commercial and light industrial land uses to the south and west and by residential land uses to the north and east. This site is located in the Planned Development District No. 86 (PD-86) / Station Area Code. The proposed Site Plan request includes Special Exceptions.

**DISCUSSION:**

With this proposal for a townhome development, the site will be designed to comply with PD-86 Regulating Plan requirements, therefore all the surrounding streets will be reconfigured to meet the Form Based Code's requirements. In order to meet PD-86's Street Type requirements, the applicant is proposing right-of-way dedication for the new street configuration on three sides of the site.

Due to the unique challenges of this particular location: the existing street configuration that requires the dedication of large portions of the property, this proposed Site Plan requires a series of Special Exceptions. Considering the technical details of this site, the developments needs and especially the guiding principles of PD-86, "Station Area Code": buildings shall be aligned and designed closer to the streets, pedestrian supportive qualities, the coherence of the street space and the high architectural standards, city staff is supporting all proposed Special Exceptions associated with this Detailed Site Plan.

**RECOMMENDATION:**

On July 11<sup>th</sup> 2016, the Planning and Zoning Commission voted to recommend approval of the Detailed Site plan including all Special Exceptions as described in the Resolution No. 2016-066.

**ATTACHMENTS:**

1. Location Map
2. Aerial Map
3. Information Memorandum
4. Resolution No. 2016-066
5. Floor Plan
6. Site Photographs