



## Legislation Text

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File #: R2018-04, Version: 1

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**Consider approving Resolution No. 2018-04 a Detailed Site Plan for a multifamily community on a 14.96-acre site located at 1900 Knightsbridge Road; and take appropriate action.**

**BACKGROUND:**

The applicant, JPI Real Estate Acquisition LLC, is proposing to develop a multifamily community containing 416 dwelling units on the 14.96-acre site along Knightsbridge Road and Crown Drive. The property is located within Planned Development No. 88 (PD-88) within the Mid-Density Residential Subdistrict.

**DISCUSSION:**

This proposed multifamily residential development was approved in February 2016 with the adoption of Ordinance 3356 amending the Planned Development District No 88 (PD-88). The amendment rezoned the 30.1-acre lot from "Commerce" subdistrict into "Mid-Density Residential" subdistrict. The City also approved the Conceptual Site Plan for this development. For the 30.1-acre property, the applicant, JPI Real Estate Acquisition proposed to develop a mid-density residential community containing approximately 840 dwelling units in 19 buildings, to be constructed in two phases. Phase One was approved in October 2016 with Resolution No. 2016-090. Phase One consists of a 15.021-acre site and 424 dwelling units in 10 buildings. Phase One is currently under construction.

With this application, JPI is proposing to develop the second phase of the community, the remaining 14.69-acre site located along Crown Drive and south and east of Knightsbridge Road. This proposed Detailed Site Plan for Phase Two is consistent with the approved Conceptual Site Plan. Phase Two consists of 7 buildings and 416 apartment units with a density of 28 dwelling units per acre as established by the Mid-Density Subdistrict within PD-88.

**RECOMMENDATION:**

On January 8<sup>th</sup>, the Planning and Zoning Commission voted unanimously to recommend approval of the Detailed Site Plan as presented in the Resolution No. 2018-004.

**ATTACHMENTS:**

1. Aerial Map
2. Location Map
3. Information Memorandum
4. Resolution No. 2018-04
5. Planning and Zoning Commission Meeting Minutes, January 8<sup>th</sup>, draft