



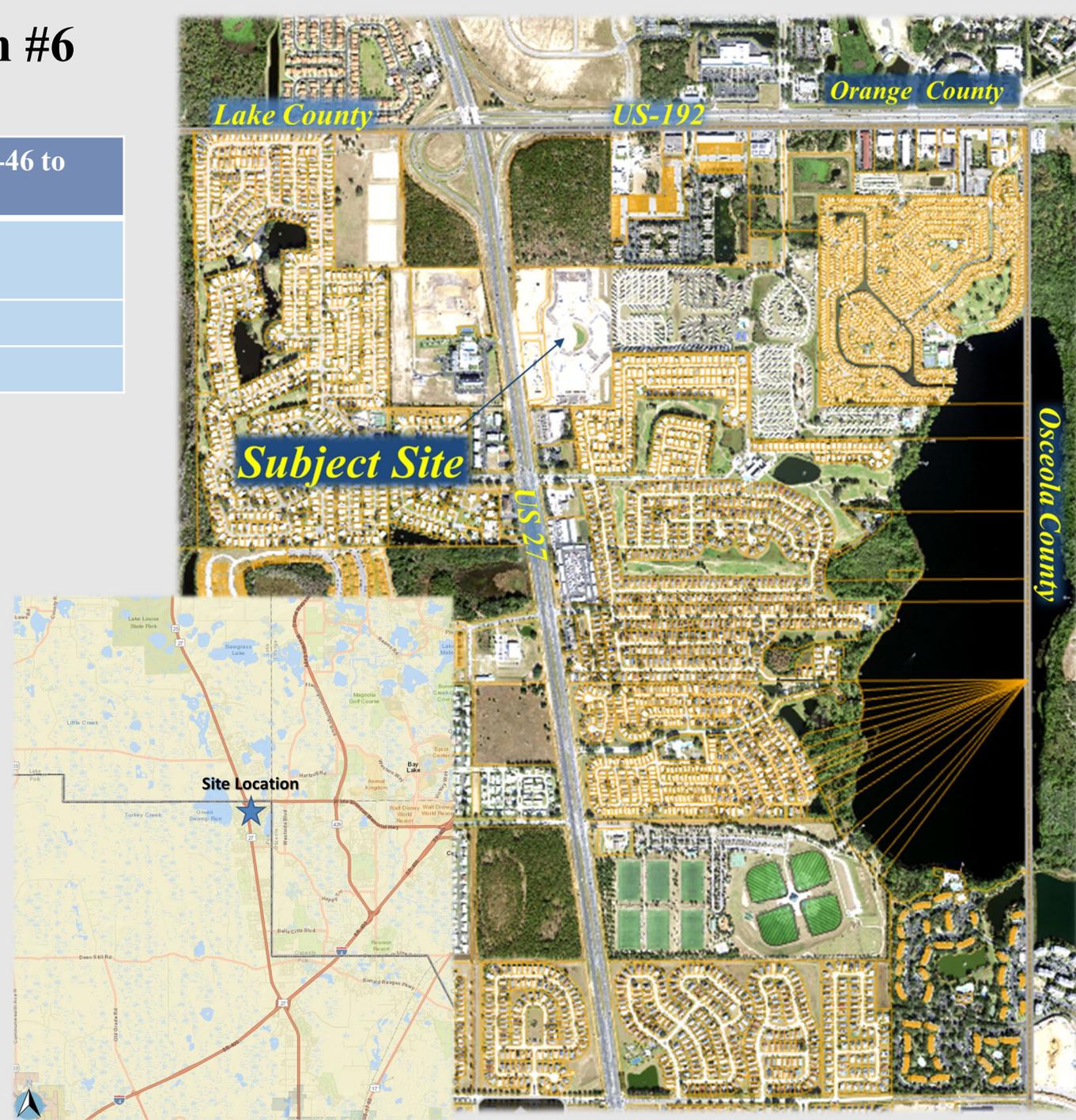
LDPD-2018-46-M1 Agenda Item #6

US 27 RACX PD Modification

This is a modification to the Conditions of Approval for LDPD-2018-46 to remove the limitations of commercial square-footage onsite.

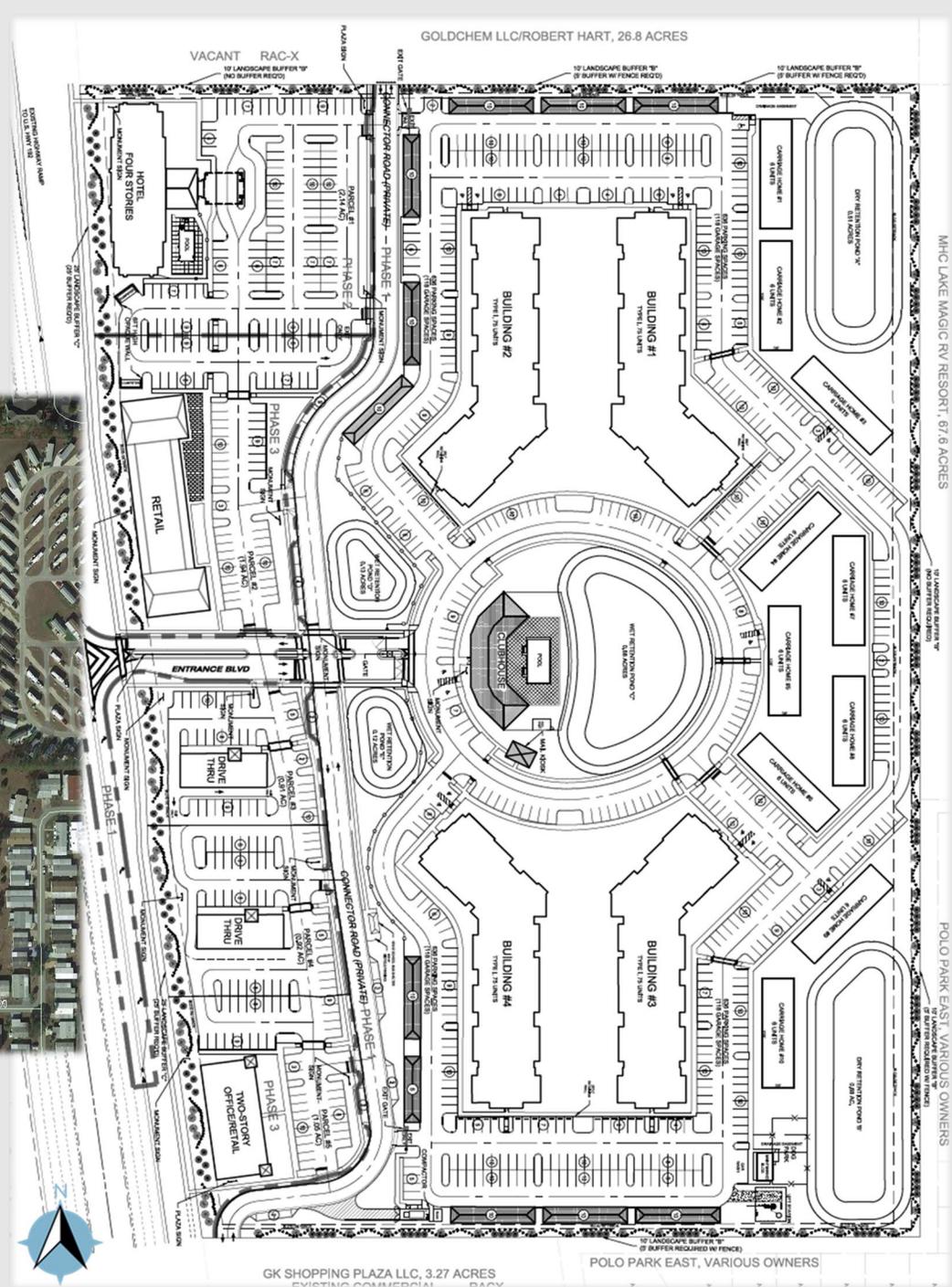
Parcel #	262501-488028-000020 262501-488028-000030
Area	+/- 6.20 Acres
DRC	Recommends Approval

- *LDPD-2018-46 was approved March 6, 2019, for 400 Multi-Family DUs, a hotel, and 50,000 sq. ft. of commercial uses in out-parcels.*
- *Original PD necessary for Residential Uses and setback reduction from US 27 from 65 to 25 feet.*
- *No commercial uses proposed required Planning Commission approval.*
- *Located in Regional Activity Center (RACX) in a Transit Corridor Overlay which allows up to 2.0 FAR.*
- *Modification removes commercial square-footage restrictions placed by Condition of Approval.*
- *Consistent with Comprehensive Plan & Land Development Code.*
- *Site Plan demonstrates Compatibility with Surrounding Uses.*



History

- LDPD-2018-46 approved March 6, 2019 (7-0 vote)
- 400 Multi-Family Units (Req. PC Approval)
- Reduce US 27 Setbacks from 65 to 25 feet (Req. PC Approval)
- 50,000 sq. ft. of commercial
 - Retail, Drive-Thru Restaurants, Office
- 250 Room Hotel
- Level 2 Approved for Lot Grading
- Level 2 Approved for Residential





LDPD-2018-46-M1

US 27 RACX PD Modification

Table 7

The Planning Commission, in the review of development plans, shall consider the following factors in accordance with Section 906.D.7 of the LDC:

<i>Whether the proposed development is consistent with all relevant requirements of this Code;</i>	Yes, this request is consistent with LDC Sections 303, 401.03, and 906, as detailed throughout the Staff Report and summarized in Table 6.
<i>Whether the proposed development is consistent with all applicable policies of the Comprehensive Plan;</i>	Yes, this request has been reviewed for consistency with SECTION 2.102 and SECTION 2.104.
<i>Whether the proposed use is compatible with surrounding uses and the general character of the area, including such factors as density, height, bulk, scale, intensity, traffic, noise, and appearance; and</i>	Yes, the request is compatible with surrounding uses and the general character of the area. See Pages 6-8 of this staff report for data and analysis on surrounding uses and compatibility.
<i>How the concurrency requirements will be met if the development were built.</i>	Yes, the request is capable of meeting concurrency requirements in the timeframe in which it will be constructed. See pages 8-11 of this staff report for data and analysis.

Staff Recommends Approval:

- Compatible with surrounding land uses.
 - Area intended for high intensity development.
- Consistent with Comprehensive Plan & Land Development Code.
 - Allows the site to develop up to Comp. Plan and LDC standards.

CONDITIONS OF APPROVAL

Based upon the findings of fact the Development Review Committee recommends APPROVAL of LDPD-2018-46-M1 with the following Conditions:

1. This Planned Development (PD) modification shall be to modify Condition 1 from LDPD-2018-46 to read as follows: “This Planned Development (PD) approval shall be for 400 multi-family dwelling units with setbacks for commercial/non-residential development from US Highway 27 reduced to 25 feet.” [PLG]
2. All other conditions of approval from LDPD-2018-46 remain in full effect (Exhibit 6). [PLG]