

**ITEM NO. 6 PRELIMINARY DEVELOPMENT PLAN; CROSSGATE DRIVE CASITAS; 2451
CROSSGATE DR (SLD)**

PDP-9-3-10: Consider a Preliminary Development Plan for Crossgate Drive Casitas, approximately 4.6 acres, located at 2451 Crossgate Drive. Submitted by BG Consultants, Inc., for Corporate Holdings II, L.L.C., property owner of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

Commissioner Dominguez asked if this was the same area, about 2-3 months ago, that tried to come up with apartments and the neighborhood went to City Commission and got it denied.

Ms. Day said there was an application for this but that this particular project did not proceed. There was a proposed Casitas request at the corner of Inverness and Clinton Parkway that was turned down because it also requested a zoning change. She said this particular request complies with zoning that was approved.

Commissioner Dominguez inquired about parking.

Ms. Day said this complies with today's design standards for parking.

APPLICANT PRESENTATION

Mr. David Hamby, BG Consultants, was present for questioning.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Dominguez asked how many notices went out to neighbors.

Ms. Day said for this request the standard 200' notice was sent out. She said for the rezoning of Remington Square around a 2000' notice was sent out. She said there has been much more public input on the Inverness side than the Crossgate side. She said staff has been in contact with neighborhood representatives and they are aware of the projects. She said the number of notices that sent out was 20.

Mr. Hamby said he held a public meeting in March and sent the standard 200' notice and nobody attended the meeting. He said he did field two phone calls, one from Windham Place Apartments which was supportive of the project, and another neighbor asking questions about the project.

Commissioner Liese asked for clarification of the staff recommendation because he read conflicting recommendations on page 104 and page 115 of the agenda packet.

Mr. McCullough said at last month's meeting Planning Commission deferred the Remington Place rezoning effort and that staff report was published and had recommendation for approval. In the meantime the City Commission directed staff to bring them a memo with some options if they wanted to initiate a district plan. A week after Planning Commission deferred the rezoning staff had also been working on this recommendation. Staff thought that if they were going to initiate a district plan the recommendation would be to defer action on the two active requests. That was staff's recommendation to City Commission. Planning Commission deferred the item to let staff go have that discussion with City Commission. City Commission directed staff not to defer the two active applications and let them go through the process while going through the district plan process. Staff's recommendation under that direction was for approval of this as this equates to a site plan under the current Code. Whereas, the other request was for an intensification through rezoning. This was a

recommendation to City Commission to initiate the plan and defer the two active proposals and instead City Commission directed staff to take the proposals through the process.

Commissioner Dominguez inquired about the deferral.

Mr. McCullough said when staff understood that the City Commission wanted to consider a master planning effort for this neighborhood staff looked at options for a package to them. Staff's recommendation was to defer action on the proposals but staff also included some alternative actions on page 115 of the agenda packet. One of the alternatives was not to initiate a plan and let rezonings come through their normal process or initiate a plan but permit the two active applications to move forward. That was the recommendation City Commission took up.

Commissioner Finkeldei said he would support the application but did have concerns about the area and wanted to see the master plan go forward. He said the most controversial item Planning Commission has looked at since he has been on the commission was converting the zoning of RSO on the corner of Inverness and Clinton Parkway to more apartments. He said Remington Place was a change in zoning to make it more dense. He said this particular request was within the current zoning but was asking for variances. He said when looking at the area and trying to plan it, it would not be a commercial strip or single family homes. He said he could see this being some sort of multi-family dwelling, and in this case one bedroom multi-dwelling space does fit. He stated that two of the other big concerns from neighbors when they opposed other plans dealt with traffic as it relates to the school, which was down on the other end from this project; and being able to view the property from many of the backyards and properties that look out toward Clinton Parkway, but this sits off to the side with a fairly large greenbelt. He said he would support the staff recommendation.

Commissioner Dominguez said last time Planning Commission heard the Inverness development nobody showed up to the meeting but then showed up for the City Commission meeting. He said the complaint he remembered hearing most was that there were too many apartment complexes in that area. He expressed concern about the setbacks being reduced to 5 feet. He said he would like to see the district plan first before more building takes place.

Commissioner Harris said she also would like to see the district plan before any new development was approved. She said her recommendation back to City Commission would be to defer it until the district plan was done. She said once this development was approved there was no going back if they wanted to do anything different. She said she did not have any real objection to this as it stands but it limits the options for the rest of the area if approved now. She said one change she would have wanted with this plan was for the front of the properties to face the road and not the backyards to try and change the development in the community.

Commissioner Liese asked if it was still wise to initiate a district plan regardless of how City Commission voted.

Mr. McCullough said the district plan was initiated by City Commission. He said the discussion City Commission had was if they should allow these two applications to move forward while working on the district plan. City Commission not only directed staff to move forward on the projects but also did not put a moratorium on applications above and beyond these two applications. He stated that the City Commission recognized that these two applications were fairly far into the process and they were interested in letting them go through the process because they have the ultimate vote with or without the district plan.

Commissioner Singleton said she supported approval of this and moving it forward. She said she spends a lot of time in this neighborhood walking her dog. She felt this plan was a really good transition from the residential neighborhood on east side to the large apartment buildings on west and retirement home on south. She said she could not see putting single-family residences there or commercial. She said she liked the use of the plan and how the density has been turned inside out and the way the traffic was utilized with the plan. She said it conformed with the current Code so it was a good fit for the neighborhood for both the east and west side.

Commissioner Hird said when he came into the meeting he was prepared to vote on deferral until there was a master plan. He said learning more about the City Commission directive was very influential. He said he was less concerned about this parcel because it's far enough off Clinton Parkway. He said if the elected officials have suggested this move forward he was reluctant without a district plan but would support under those conditions.

Commissioner Dominguez said City Commission was not endorsing this plan they are just endorsing the processing moving forward.

Mr. McCullough said he would agree with that statement.

ACTION TAKEN

Motioned by Commissioner Finkeldei, seconded by Commissioner Singleton, to approve the following waivers and reductions:

1. A reduction in the peripheral setback:
 - a. from 35' to 10' (north property line) and
 - b. from 35' to 5' (south property line).
2. A reduction in side yard setback from 10' to 5' along the south property line.
3. A reduction in parking stall requirements from 71 to 57.

Commissioner Harris said she would vote against the motion because she felt they should wait until the district plan was completed.

Commissioner Singleton said regarding the district plan you never know how long a district plan would take and she did not want to set forth the idea that because they were waiting for a plan that they wouldn't proceed on a development.

Commissioner Burger said she appreciated the applicant deferring the previous item and that this application did not have the same outcry from the neighborhood. She said she would have preferred to have a district plan in place already but the application does follow the current zoning so she said she would support the motion.

Motion carried 5-2, with Commissioners Dominguez and Harris voting in opposition. Student Commissioner Davis voted in opposition.

Motioned by Commissioner Finkeldei, seconded by Commissioner Singleton, to approve the Preliminary Development Plan (PDP-9-3-10) for Crossgate Casitas based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Motion carried 5-2, with Commissioners Dominguez and Harris voting in opposition. Student Commissioner Davis voted in opposition.