

PC Minutes 3/28/18

ITEM NO. 2 REZONING FROM PUD/UPR TO RM15; 2111 KASOLD ST (SLD)

Z-18-00023: Consider a request to rezone approximately 6.49 acres from PUD/UPR (Planned Unit Development) District to RM15 (Multi-Dwelling Residential) District, located at 2111 Kasold Dr. Submitted by Paul Werner Architects, for Quail Creek LLC, property owner of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

APPLICANT PRESENTATION

Mr. Paul Werner, Paul Werner Architects, said the project started by the owner wanting to upgrade the pool and clubhouse facilities to keep up with other apartment facilities. He said the property falls within the 400 acre Alvamar Planned Unit Development. He said rezoning to conventional zoning made it easier and more manageable. He said adding more units would help offset the cost of improving the pool and clubhouse. He showed elevation plans on the overhead.

PUBLIC HEARING

Mr. Richard Funk, 2101 Quail Creek Dr, expressed concern about parking and traffic. He suggested that there be 1 ½ parking spaces per bedroom. He said the City Traffic department had already identified the area as having parking issues.

APPLICANT CLOSING COMMENTS

Mr. Werner said an advantage of the new parking requirements was that they had to meet today's standards which were higher. He said parking would be provided for the new units. He felt the Quail Creek Drive parking issues were due to the townhomes on Quail Creek.

COMMISSION DISCUSSION

Commissioner Sinclair asked if the project could happen as currently zoned but would have to include the entire Alvamar PUD.

Ms. Day said yes, it would have to have a fully developed plan come through the public process.

Commissioner Willey asked if there was precedent of releasing properties from Alvamar.

Ms. Day said yes. She said there were a number of subdivisions within the area that were simply single-family detached homes.

Commissioner Struckhoff inquired about the number of parking spaces.

Ms. Day said staff had not reviewed the site plan so she could not confirm where the parking was at but that it would be looked at during the site plan review.

Commissioner Culver said the rezoning made sense to take it out of the large PUD and provide the zoning that fit. He felt it made sense to allow the applicant/owner to make updates and maximize the density they had by meeting the requirements of parking and looking at the topography so it doesn't impact the surrounding area.

Commissioner Sinclair asked about traffic concerns raised by the public. He asked if a Traffic Impact Study would be required.

Ms. Day said yes.

Commissioner Butler agreed the zoning made sense but felt the neighbors had valid concerns regarding traffic and parking.

Commissioner Willey asked if the site plan would have a public hearing.

Ms. Day said no, site plans were administrative but had an appeal process.

Commissioner Carpenter asked if sidewalks would be added.

Ms. Day said it was possible.

Mr. McCullough said it would depend on what type of site plan was submitted. He said if it was a major site plan then it would trigger the threshold of adding sidewalks. He stated additional parking would impact stormwater so it was certainly something to consider.

Commissioner Willey asked if new parking standards applied to the whole project or just new units.

Mr. Werner said parking would be for the entire project and new visitor parking would be added. He said around 60 additional parking spaces would be added. He said the additional spaces should create a better parking situation.

Commissioner Paden asked about parking changes with the new 2006 Code.

Ms. Day said today multi-dwelling projects require guest parking at a ratio of 1 space for every 10 units. She said prior to 2006 no guest parking was required. She said the new calculations were more equivalent to what was being built.

ACTION TAKEN

Motioned by Commissioner Culver, seconded by Commissioner Paden, to approve the request to rezone approximately 6.49, from PUD/UPR (Planned Unit Development) to RM15 (Multi-Dwelling Residential) District based on the findings presented in the staff report and forwarding it to the City Commission with a recommendation for approval.

Commissioner Willey asked if street trees would be added.

Ms. Day said landscaping would be part of the site plan review.

Commissioner Willey said the sidewalks would be a bigger gain if something else needed to give.

Unanimously approved 10-0.