



Legislation Details (With Text)

File #: CPC DP 15-00142 **Version:** 1 **Name:**

Type: Planning Case **Status:** Passed

File created: 5/2/2016 **In control:** Planning Commission

On agenda: 5/19/2016 **Final action:** 5/19/2016

Title: A development plan for a 54-unit student housing complex in the R-5 (Multi-Family Residential) zone district, consisting of 2.756 acres and located northwest of Westmoreland Road and North Hancock Avenue.

(Quasi-Judicial)

Presenter:
Rachel Teixeira, Planner II, Planning and Community Development

Sponsors:

Indexes:

Code sections:

Attachments: 1. MAGNOLIA STAFF REPORT, 2. FIGURE 1 - DEVELOPMENT PLAN, 3. FIGURE 2 - PROJECT STATEMENT, 4. FIGURE 3 - NEIGHBORHOOD MEETING, 5. FIGURE 4 - NEIGHBORHOOD COMMENTS FOR SUBMITTED PROJECT, 6. FIGURE 5 - SECOND MEETING, 7. FIGURE 6 - PROJECT STATEMENT ADDEDUM, 8. FIGURE 7 - MINING RESPONSE, 9. 7.5.502.E Development Plan Review

Date	Ver.	Action By	Action	Result
5/19/2016	1	Planning Commission	referred	Pass

A development plan for a 54-unit student housing complex in the R-5 (Multi-Family Residential) zone district, consisting of 2.756 acres and located northwest of Westmoreland Road and North Hancock Avenue.

(Quasi-Judicial)

Presenter:

Rachel Teixeira, Planner II, Planning and Community Development

Proposed Motion:

CPC DP 15-00142

Approve the development plan for a 54-unit student housing complex, located northwest of Westmoreland Road and North Hancock Avenue, based upon the findings that the request complies with the Development Plan Review Criteria in City Code Section 7.5.502.E., subject to the following technical and/or informational plan modifications:

Technical and Informational Modifications to the PUD Development Plan:

1. Add the file number "CPC DP 15-00142" in the lower right corner of the following Sheets 4 of 10, 5

of 10, 10 and 10, and PP-1 (Photometric Site Plan).

2. Provide the additional location(s) of the 'Surface Mounted Bicycle Storage' on Sheet DP-1.
3. Provide the changes to the development plan reflecting the reduction in size of the balconies and add a note to Sheet DP-1.
4. Modify the dimension for the sidewalk along Westmoreland Road to be a six (6) foot wide attached instead of a five (5) foot wide attached.
5. Both the CTL Thompson and the RMG geologic hazard reports have not been finalized including the responses to the applicable CGS review letter for each report. These reports should include a signed planning application for Geologic Hazards Reports.
6. Add the standard Geologic Hazard Disclosure statements for both reports to the development plan.
7. Add a note to the development plan on Sheet DP-1 that states: "This site is subject to the geologic hazard of potential subsidence due to abandoned underground mining activity. The foundations should be designed and reinforced to span a minimum unsupported distance of 25 feet under design loads."
8. Revise the landscaping plan on Sheet LS-6 since there are two (2) trees, a Prince of Wales Juniper and a Dwarf Fragrant Sumac, on top of the existing 12,500 u/g electric line in North Hancock Avenue.
9. Illustrate the existing public 12,500 U/G electric kv line in the retaining wall detail on Sheet LS-6. .