



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 16, 2018

Re: Red Oak Marketplace PD – PD Plan (Case #18-20)

## Executive Summary

Approval will adopt a Planned Development plan for the subject site and allow the creation of four developable lots on an existing lot.

## Discussion

BFA, Inc. (agent) on behalf of Red Oak Marketplace, LLC (owner) is seeking approval of a PD (Planned Development) development plan on 4.42 acres of land located known as Lot 2 of *Red Oak South, Plat No. 1*, and to be known as *Red Oak Marketplace PD plan*. The PD plan also represents a revision to the existing Red Oak South preliminary plat to allow the resubdivision of the property into four lots. The subject property is located on the southwest corner of Grindstone Parkway and Norfleet Drive.

The request will allow the development of the site consistent with the approved Statement of Intent, and will include four commercial structures identified as either general commercial or restaurant. The PD plan will also revise the existing preliminary plat to allow the replat of the current lot (Lot 2 of Red Oak South, Plat 1) into four separate lots. A corresponding final plat is currently being processed and will appear on a future Council agenda (Case #18-21).

The existing Statement of Intent (SOI) governing the Red Oak South development includes requirements that new buildings provide for common design elements, such as light fixtures and bike racks, and requires additional design features, such as that new buildings be constructed primarily of durable materials (e.g., brick or stone) with limited use of EIFS. The submitted plans are consistent with the SOI requirements.

At its December 21, 2017 meeting, the Planning and Zoning Commission considered this request. Staff presented its report and a representative for the applicant gave an overview of the request. No one from the public spoke during the public hearing. Following limited discussion, the Commission voted (8-0) to recommend approval of the PD plan.

As a note, the PD plan has been updated since the PZC meeting to address minor technical issues (revised version dated 1/3/18).

A copy of the Planning Commission staff report, locator maps, *Red Oak Marketplace PD plan (12/7/17)* with building elevations, previously approved Statement of Intent, previously approved *Red Oak South preliminary plat*, revised *Red Oak Marketplace PD plan (1/3/18)* with building elevations, and meeting excerpts are attached.



## Fiscal Impact

Short-Term Impact: Limited short-term impact. All infrastructure extension will be at developer's expense.

Long-Term Impact: Public infrastructure maintenance such as roads and sewers, as well as public safety and solid waste service provision. Future impacts may be offset by increased user fees and property tax collections.

## Vision & Strategic Plan Impact

### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Mobility, Connectivity, and Accessibility

## Legislative History

Date	Action
9/4/2012	Approved final plat of Red Oak South, Plat No.1 (Ord. 21409)
8/6/2012	Approved preliminary plat of Red Oak South (Res. 132-12)
5/3/2010	Approved zoning and Statement of Intent (Ord. 20607)

## Suggested Council Action

Approval of the *Red Oak Marketplace PD plan*.