



**AGENDA MEMO**  
8/1/2017 Agenda

**TO:** Honorable Mayor and City Council

**FROM:** Patrick Baugh, Community Development Director

**SUBJECT:** Consider an Ordinance approving a Detailed Site Plan for Planned Development District #26 for the Park Plaza Project

---

**BACKGROUND:**

Pursuant to Zoning Ordinance Section 17, after several opportunities for public comment, supported by a complete Concept Plan, the City Council approved creation of Planned Development Number 26 (PD-26) on November 1, 2016.

The Concept Plan set the parameters for the Park Plaza Project. The plan involves a multiple occupancy structure for office, retail and restaurant uses comprising a total of 119,000 square feet in six stories above grade with a maximum height of eighty-six feet (86'). Parking accommodations are addressed, per plan, with a four-level, below grade garage and a two-level above grade attached parking structure that will provide a minimum of 626 parking spaces. Proposed parking totals 642 spaces in three levels below grade.

The Zoning Ordinance process requires that 1) the Planning and Zoning Commission review the detailed Site Plan and that 2) the City Council approve the Detailed Site Plan prior to issuance of any construction permit. No additional public hearings are required for this phase of the approval process. The Planning and Zoning Commission has reviewed the Detailed Site Plan. Concerns centered on basement vent structures and sidewalk proximity. Echoing Commission concerns, staff review of the Detailed Site Plan includes notes on several elements in and near public Rights of Way. These issues are under discussion with the design consultants and will be addressed as part of the Construction Plan Review and Permit process.

The Planning Commission's review of the Detailed Site Plan found it generally conforms to the Concept Plan. Accordingly, the Commission is recommending City Council approval of the Detailed Site Plan for PD-26.

**RECOMMENDATION:**

Staff concurs with the Planning and Zoning Commission's finding that the Detailed Site Plan for Planned Development Number 26 is in general conformance with the Concept Plans and recommends approval by the City Council through adoption of the attached Ordinance.