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**Attachments:** 1. Memo, 2. Notice - Planning Commission, 3. Location Map, 4. Initial Development Plan, 5. Floor Plans, 6. Elevation Drawings, 7. Building Renderings

Date	Ver.	Action By	Action	Result
5/6/2024	1	Planning Commission		

Initial Development Plan - Campanile Flats

**Summary:**

DesignArc Group has submitted an initial development for Campanile Flats. The Initial Development Plan proposes a redevelopment of 1.18 acres of land along Campanile Avenue. The Initial Development Plan has been submitted concurrently with a petition to rezone the property from a Residence R-2 two-family district to a Planned Development District with Residence R-3 apartment district underlying zoning.

**Recommendation:**

Staff recommends approval including the following requests exceptions:

- Reduction of required parking by ten stalls
- Allow shared parking on lot across Campanile Ave
- Reduced setbacks for parking lot at 615 Campanile Ave
- Reduction to required landscape area in rear yard where parking is proposed
- Reduced bufferyard setback to the south
- Six-foot front yard encroachment for balconies

**Attachments:**

- Memo
- Hearing Notice - Planning Commission
- Location Map
- Initial Development Plan
- Floor Plans
- Elevation Drawings
- Building Renderings