



Legislation Text

File #: ID 24-0222, **Version:** 1

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