



## Legislation Text

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**File #:** ID 24-0296, **Version:** 1

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Action on an Initial Development Plan for 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. The Planning Commission voted 7-1 to recommend approval as presented.

### Recommendation:

The Development Review Team approval including the following requested exceptions:

- Reduction of required parking by 10 stalls.
- Allow shared parking on lot across Campanile Avenue.
- Reduced setbacks for parking lot at 615 Campanile Avenue.
- 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.

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### Attachments:

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