

# EXECUTIVE BRIEF REGULAR MEETING

**AGENDA DATE:** May 4, 2021

**DEPARTMENT:** Community Sustainability

**TITLE:**

Ordinance No. 2021-02 – Second Reading – the establishment of a residential planned development including a development of significant impact, a major site plan, a conditional use, and sustainable bonus incentives for Golden Road Apartments, which includes 230 residential units

**SUMMARY:**

Golden Road Apartments/Advantis is a 230-unit multi-family project being proposed by WGI on behalf of Prospect Real Estate Group, LLC. The subject site is comprised of seven parcels totaling 6.39 acres located on the northwest corner of Boutwell Road and 10th Avenue North as depicted in Exhibit A of the ordinance. The subject project is located outside of the CRA's boundaries.

The Applicant, WGI on behalf of Prospect Real Estate Group, LLC., is requesting approval of the following:

- 1) Residential Planned Development to construct a 230-unit multifamily development.
- 2) Development of Significant Impact to construct a residential development in excess of 100 units.
- 3) Major Site Plan for the development of a new multifamily development greater than 7,500 square feet.
- 4) Conditional Use Permit to establish a residential master plan greater than 7,500 square feet.
- 5) Sustainable Bonus Incentive Program for an additional density, intensity and height.

If approved, the City's official zoning map will also be amended to reflect the establishment of the residential planned development.

**BACKGROUND AND JUSTIFICATION:**

The new proposed development, also referred to as Golden Road Apartments or Advantis, consists of five residential buildings and a clubhouse/mailroom building. The project proposes a total of 230 multi-family units. Of the 230 units, 104 units will be one-bedroom units, 117 units will be two-bedroom units, and nine units will be three-bedroom units that will be constructed in one phase.

The applicant held a meeting with adjacent property owners on February 25, 2021. As a result of that meeting, the applicant agreed to provide a wall along a portion of the north and northeast property lines in lieu of a fence. The applicant notified staff of the agreement on February 26, 2021 via email. On March 3, 2021, the Planning and Zoning Board (PZB) recommended the project be approved by the City Commission with conditions outlined in Exhibit C of the ordinance (6-1 vote). These conditions of approval included the wall in lieu of the fence as requested by adjacent property owners. There was no public comment at the March 3<sup>rd</sup> meeting

and there were no requests for affected party status associated with this project prior to the meeting.

The applicant submitted revised plans on March 18, 2021 to address specific conditions of approval that needed to be addressed prior to the first City Commission hearing. The revised plans are included in the attachments and were reviewed by staff for consistency with the conditions of approval and the City's Code of Ordinances.

On March 29, 2021, Mr. Rodney Romano filed as an affected party.

At the April 6, 2021, City Commission meeting, the commission voted unanimously (5-0 vote) to continue the first reading of the application to April 20, 2021 with the request that the applicant would bring back additional information and changes, including reducing the height of two buildings (Building D and Building E) along the north property line to two stories, information on the stormwater system, covered parking with solar panels, traffic impacts on 10<sup>th</sup> Avenue North and additional shade trees.

The applicant met with the affected party, Mr. Romano, subsequent to the April 6, 2021 meeting to discuss project revisions, including the height reduction of the buildings along the northern property line. A revised conceptual plan that reflected the applicant's discussion with Mr. Romano was presented to the City Commission at its April 20, 2021 meeting. The applicant also presented information related to project specific conditions of approval identified by the City Commission at the April 6, 2021 meeting. After discussion and questions, the City Commission voted unanimously (5-0) to approve the application on first reading and to schedule the second reading and public hearing for May 4, 2021.

The attached ordinance has been updated to reflect the revised conditions of approval that address the reduction in height of building/s along the northern property line to two stories, the conceptual landscape and site plan reflecting additional tree plantings, additional security features, and a project access prohibition to Boutwell Road.

**MOTION:**

Move to approve/disapprove Ordinance No. 2021-02 on second reading.

**ATTACHMENT(S):**

Ordinance 2021-02  
PZB Staff Report  
Zoning Map  
Development Plans  
Supplemental Supporting Documents  
Site Photos