

**MEMORANDUM**

TO: Members of the Planning Commission and other interested parties

FROM: Kara Hamley O'Donnell, City Planner

SUBJECT: **Planning Commission Actions, April 13, 2016**

DATE: April 14, 2016

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**Project 16-11 - GFO Projects LLC, owner of Bluestone, 3505 Mayfield**, MF1 multi-family, requests lot resubdivision and revision to Planned Development Overlay conditional use for construction of two 6-unit cluster bldgs. (7 units w/ 1-car garage and 5 units w/ 2-car garage) and to alter Development Guidelines to:

- a) increase from 39 to 40 total cluster units;
- b) 20 of 40 cluster units w/ first-floor master bedroom (29/39 required);
- c) 1875 square footage average cluster dwelling (1900 s.f. required).  
per Code chapters 1111, 1115, 1123, 1147, 1151 and 1153.

Resubdivision Approved, 5-0.

Revision to Planned Development Overlay Conditional Use Permit, 5-0.

The approval is to modify the approved "Development Guidelines for JCC Redevelopment Planned Development Overlay District," (Ordinance No. 21-2005, dated 2/22/2005) as follows:

- a) Section II.F.2. shall be amended to read: "~~29~~ 20 of the ~~39~~ 40 dwellings in buildings 4 through 9 shall have first-floor master bedrooms."
- b) Section II.K shall be amended to read: "*The cluster buildings' average dwelling-unit size (total square footage, excluding garages, divided by the number of units) shall be at least ~~1,900~~ 1875 s.f.*"

Additional conditions included in this approval, based on the drawings by City Architecture dated March 10, 2016:

1. This and future development shall comply with the Development Guidelines for JCC Redevelopment Planned Development Overlay District as amended in 2010, 2013 & 2016 (Proj. No. 05-07, Proj. 10-20, 13-10 & Proj. No. 16-11);
2. Applicant shall submit, for Planning Director approval, a detailed landscape plan including, but not limited to, amenities such as seating, landscaping, public art, gazebo/trellis structure, and shade and evergreen trees as required in *Development Guidelines for JCC Redevelopment Planned Development Overlay District*, sections VII and VIII;
3. Landscaping of each cluster unit shall be installed prior to occupancy; and
4. Approval conditioned upon City Council approval of the amendment to the Planned Development Overlay District.