



Agenda Item No.: 70.

**AGENDA SUMMARY PAGE - PLANNING**  
**PLANNING COMMISSION MEETING OF: JULY 10, 2018**

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

**SUBJECT:**

SUP-73535 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ASPEN HEIGHTS PARTNER - OWNER: CITY PARKWAY, INC. - For possible action on a request for a Special Use Permit FOR A PROPOSED 3,000 SQUARE-FOOT TAVERN-LIMITED USE INCLUDING 200 SQUARE FEET OF OUTDOOR SEATING AREA at the northeast corner of City Parkway and Anthony Park Avenue (APN 139-34-110-012), PD (Planned Development) Zone, Ward 5 (Creal) [PRJ-73448] Staff recommends APPROVAL.

C. C.: 8/13/2018

**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

0

**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

City Council Meeting

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**RECOMMENDATION:**

Staff recommends APPROVAL, subject to conditions:

**BACKUP DOCUMENTATION:**

1. Location and Aerial Maps - SUP-73535, SUP-73537 and SDR-73538 [PRJ-73448]
2. Conditions and Staff Report - SUP-73535, SUP-73537 and SDR-73538 [PRJ-73448]
3. Supporting Documentation - SUP-73535, SUP-73537 and SDR-73538 [PRJ-73448]
4. Photo(s) - SUP-73535, SUP-73537 and SDR-73538 [PRJ-73448]
5. Justification Letter - SUP-73535, SUP-73537 and SDR-73538 [PRJ-73448]

Motion made by BRENDA J. WILLIAMS to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

CHRISTINA ROUSH, DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY, VICKI QUINN, LOUIS DE SALVIO, BRENDA J. WILLIAMS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR CHERRY declared the Public Hearings open for Items 70-72.

PAUL BENGTON, Senior Management Analyst, reported that this request is for a five-story mixed-use development consisting of 4,000 square feet of retail space, 3,000 square feet of outdoor seating area, 290 multi-family residential units, and a 385 space parking garage. A Special Use Permit (SUP) with a Waiver to allow ground floor residential units has been requested.

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The developer is providing the required amount of ground commercial space as required by the Disposition and Development Agreement, and the ground floor units will allow for greater residential density, which is appropriate for this location within Symphony Park.

The tavern-limited Special Use Permit request is intended to provide future tenants with the flexibility to allow for a variety of eatery types along the City Parkway active frontage. The request includes 4,000 square feet of indoor space, and up to 3,000 square feet of outdoor seating area; however, the location of the outdoor seating area has not been determined.

The technical aspects of the development have been reviewed and conditionally approved by the Symphony Park Design Review Committee, and the project will be subject to further design committee review and refinement prior to issuance of building permits. The proposed mixed-use development is appropriate for the Symphony Park plan area and is compatible with the surrounding development and land uses. Staff concurs with the findings of the Symphony Park Design Review Committee and recommends approval of both Special Use Permits and Site Development Plan Review with all requested waivers. MR. BENGTSON noted that no additional public input was received after publication.

PATRICK BRENNAN, applicant, provided some brief history regarding Aspen Heights, noting that they are a multi-family developer out of Austin, Texas, who works nationwide. They have worked on projects in Charleston, South Carolina, and are currently working in another master plan development in Tempe, Arizona, with Arizona State University.

MR. BRENNAN stated that they are looking to put residential units on the ground floor, which is part of one of the SUPs being requested on City Parkway, which also mirrors what was presented by Southern Land Company in a previous item, actually runs a little further north along City Parkway, but has the same tendencies to provide stoop and pedestrian experience. Their retail, and most likely food and restaurant commercial space, will run directly across from City Parkway alongside Southern Land Company, as well. The second SUP will be for a liquor license for the retail side.

MR. BRENNAN also introduced TOM BRINK, with CallisonRTKL Design Consultancy in Dallas, Texas, and he stated that they employed MR. BRINK and his team to help them with the 2014 Downtown Master Plan guidelines, as well as to assist with designing their multi-family project.

MR. BRINK provided a broad overview of Parcel 1B, which is in between the railroad tracks and the Smith Center, and they are trying to find architectural expression and character that is appropriate for both of these contexts. In order to reduce the scale of the 800-foot long site, they created an exterior public space that can be utilized by the public. The space is not limited access and will be filled with trees, greenery and water. In doing so, this will break the long expanse into smaller pieces in order to create a sense of smaller blocks. Referencing a site drawing, MR. BRINK discussed the proposed plan, character of the buildings, living space, streetscapes, restaurants and eating areas.

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See Items 71 and 72 for related backup.

CHAIR CHERRY declared the Public Hearings closed for Items 70-72.

