



## Legislation Details (With Text)

**File #:** 2021-0471      **Version:** 2

**Type:** Project      **Status:** Passed

**File created:** 11/9/2021      **In control:** Planning Commission

**On agenda:**      **Final action:** 3/15/2022

**Title:** Request for Site Plan Approval - City File No. 21-008 - Bebb Oak Meadows - a mixed use development with retail, restaurant and apartments on approximately five-acres located on the west side of Rochester Rd., north of Auburn Rd., zoned B-3 Shopping Center Business District with an FB-3 Flexible Business Overlay, Parcel No. 15-27-477-058, Michael Thompson, Stucky Vitale Architects, Applicant

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Staff Report 030922.pdf, 2. Letter from applicant 030922.pdf, 3. Site Plans Pt 1 022522.pdf, 4. Site Plans Pt 2 022522.pdf, 5. Elevations.pdf, 6. Review Comments 030922.pdf, 7. Letter from Applicant 022522.pdf, 8. Minutes PC 021522.pdf, 9. Staff Report 021522.pdf, 10. Site Plans Pt 1 012122.pdf, 11. Site Plans Pt 2 012122.pdf, 12. Review Comments 020722.pdf, 13. MDOT comments.pdf, 14. TIS Response letter 012022.pdf, 15. Minutes PC 111621.pdf, 16. Staff Report 111621.pdf, 17. Site Plans Pt 1 100821.pdf, 18. Site Plans Pt 2 100821.pdf, 19. Site Plans Pt 3 100821.pdf, 20. Site Plans Pt 4 100821.pdf, 21. SVA Response Letter 093021.pdf, 22. Review Comments.pdf, 23. TIS 092921.pdf, 24. EIS 032221.pdf, 25. Hydrant Flow Test 071421.pdf, 26. Landscape Cost Estimate 060121.pdf, 27. Soils Report 062121.pdf, 28. Public comment received.pdf

Date	Ver.	Action By	Action	Result
3/15/2022	2	Planning Commission	Approved	Pass
2/15/2022	1	Planning Commission	Postponed	
11/16/2021	1	Planning Commission		

Request for Site Plan Approval - City File No. 21-008 - Bebb Oak Meadows - a mixed use development with retail, restaurant and apartments on approximately five-acres located on the west side of Rochester Rd., north of Auburn Rd., zoned B-3 Shopping Center Business District with an FB-3 Flexible Business Overlay, Parcel No. 15-27-477-058, Michael Thompson, Stucky Vitale Architects, Applicant

**Resolved**, in the matter of City File No. 21-008 (Bebb Oak Meadows) the Planning Commission approves the Site Plan, based on plans received by the Planning Department on February 25, 2022 with the following findings and subject to the following conditions:

### Findings

1. The site plan and supporting documents demonstrate that all applicable requirements of the Zoning Ordinance, as well as other City Ordinances, standards, and requirements, can be met subject to the conditions noted below.
2. The proposed project will be accessed from Rochester Rd. by existing curb cuts, thereby promoting safety and convenience of vehicular traffic both within the site and on adjoining streets.
3. The proposed improvements should have a satisfactory and harmonious relationship with the development on-site as well as existing development in the adjacent vicinity.
4. The proposed development will not have an unreasonably detrimental or injurious effect upon the natural

characteristics and features of the site or those of the surrounding area.

**Conditions**

1. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff.
2. Provide a landscape bond in the amount of \$155,585, plus inspection fees, as adjusted by staff as necessary, prior to the preconstruction meeting with Engineering.
3. The applicant submit for staff approval a plan with pavement markings to be added to the plans as shown in the video renderings.
4. That the applicant submit for staff approval updated prints with the bulb at the end of the driveway revised to flip the green areas to allow for better access for the sidewalk.