



Legislation Text

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

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.