

Staff Summary Report

Development Review Commission Date: 09/09/08

Agenda Item Number: ____

SUBJECT: Hold a public hearing for a Use Permit and Development Plan Review for LAKES TOWNE CENTER SITE B PHASE I, located at 577 East Baseline Road.

DOCUMENT NAME: DRCr_LakesSiteBPhaseI_090908

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **LAKES TOWNE CENTER SITE B PHASE I (PL080202)** (Debbie Vesco, Earnhardt Properties Limited Partnership, property owner / Brad Anderson, Kitchell Development Co., applicant) consisting of two single-story retail buildings of 86,230 s.f. and 4,000 s.f., totaling 90,230 s.f. on 6.81 net acres, located at 577 East Baseline Road in the PCC-2, Planned Commercial Center General District. The request includes the following:

ZUP08111 – Use Permit for a 20% increase in building height from 40 to 48 feet for the Major 2 building.

DPR08143 – Development Plan Review including site plan, building elevations, and landscape plan.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)

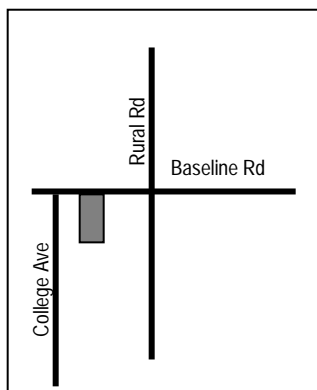


LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Continuance to an undetermined date requested by applicant

ADDITIONAL INFO:



Gross/Net site area	6.81 acres
Total Building area	90,230 s.f.
Lot Coverage	30.4 % (50% maximum allowed)
Building Height	28ft on Pad 3, 48' on Major 2 (40 ft maximum allowed)
Building setbacks	20' front, 30' side, 30' rear, 20' street side (0', 30', 30', 0' min.)
Landscape area	25% (15% minimum required)
Vehicle Parking	349 spaces (287 min. required, 359 max allowed)
Bicycle Parking	12 spaces (9 minimum required)

A neighborhood meeting is not required with this application.