

# CITY OF GREENACRES

## Council Agenda Memo 2016.03TL3.029

TO: Mayor and City Council

THROUGH: Andrea McCue, City Manager

FROM: Thomas J. Lanahan, Assistant City Manager/Planning and Engineering Director

SUBJECT: **SP-15-04**  
Site Plan for Santa Catalina  
City Council Agenda Item for 04-04-16

DATE: March 28, 2016

COPIES: James D. Stokes, City Attorney  
Denise McGrew, City Clerk  
File: SP-15-04

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### **Background:**

John Reichard III, as agent for Greenacres Construction and Development LLC, the owners of three parcels of land totaling approximately 4.97 acres, has submitted a request for site and development plan approval. The property is located on the northwest corner of Jog Road and Jog Park Drive. Currently, the parcels have a City future land use designation of Mixed Use (MU) and a City zoning designation of Mixed Use Development-Office (MXD-O). A variance (BA-15-06) was approved by the Zoning Board of Adjustments and Appeals on October 27, 2015.

The Land Development Staff reviewed this proposal and recommended approval, followed by the Planning Commission recommending approval by a vote of 5-0 at their meeting March 16, 2016.

### **Analysis:**

The proposed Site Plan is consistent with the existing Mixed Use land use and Mixed Use Development-Office zoning designations. The Site Plan documents depict two one-story 7,225 square foot office buildings adjacent to South Jog Road. Parking in accord with Code requirements is adjacent to the buildings on the west side (rear). On the western portion of the site (abutting the Park Pointe neighborhood) are 29 two-story townhouse residential units. Each unit has a 2-car garage and 2-car driveway. The office buildings and the residential units

will have decorative architectural features on all four sides. One access point on Jog Road is proposed to serve the project, as well as sidewalks connecting the residential units and office building to each other and to Jog Road. Perimeter landscape buffering and interior landscaping which meets or exceeds Code requirements are also proposed and a six foot high wall will be provided along the west property line.

The layout of the site demonstrates an appropriate use of the provisions of the MXD-O district to harmonize with the existing residential development to the west, existing commercial to the north and east, and the busy Jog Road corridor along the property's frontage. The proposed office buildings are used to buffer the proposed residential units from Jog Road and the retail area beyond. The proposed residential units are used to buffer the proposed office building from the existing residential units to the west in the Park Pointe PUD.

**Legal:**

The site and development plan has been reviewed in accordance with applicable City Code requirements.

**Financial:**

N/A

**Staff Recommendation:**

*Approval* of SP-15-04, subject to the conditions of approval listed in the Staff Report.

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Thomas J. Lanahan  
Assistant City Manager  
Planning and Engineering Director

Attachments:

1. Staff Report
2. Site and Development Plans
3. Aerial Location Map