



Presidium Apartments
DMP-23-019

Background

- Zoned Planned Community Development (PCD)
- Activity Center 4 Future Land Use
- Part of Woodlands/Panacea Development of Regional Impact
- Request to construct 660 multi-family units on 75.56 acres
 - Ten (10) residential structures between three (3) and four (4) stories
 - Two (2) amenity centers
 - Related infrastructure & stormwater

Modification Request

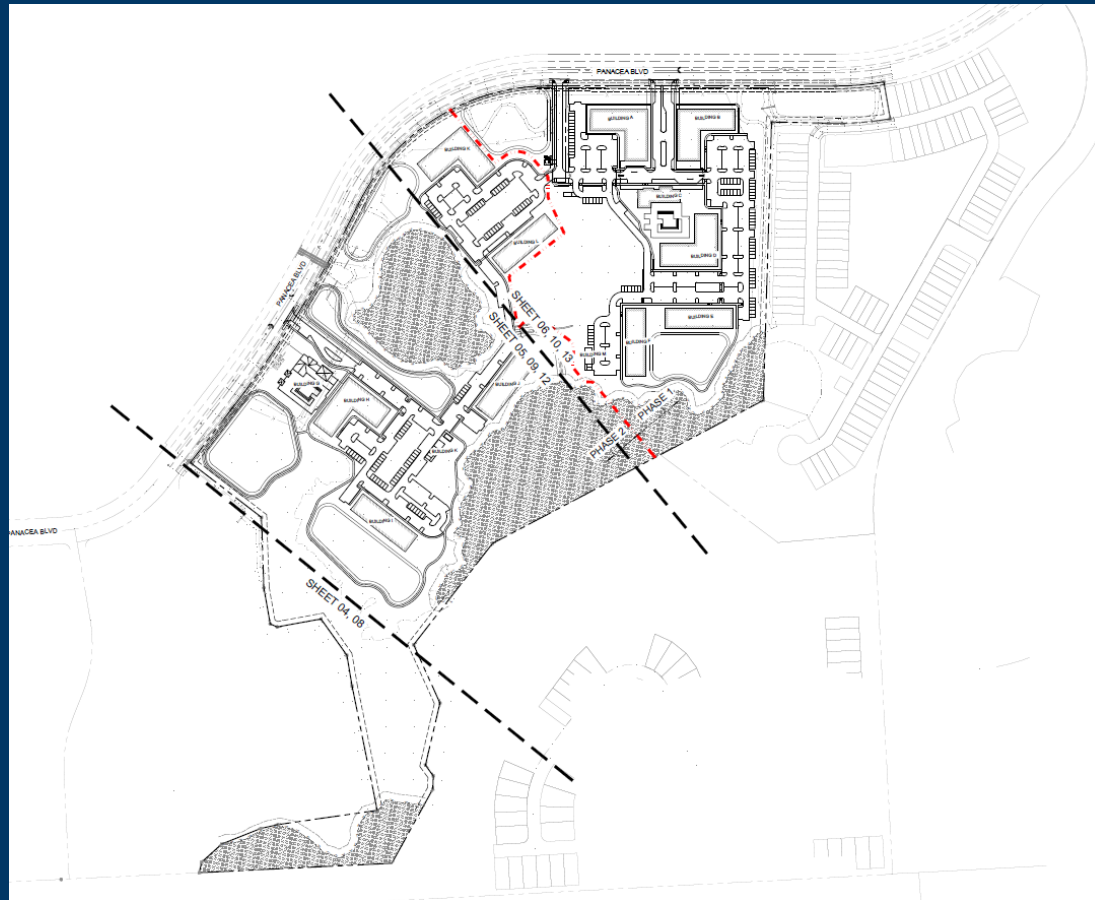
- From ULDC Sec. 53-106.B.(1), where a setback of 2x the building height is required.
- Assign a minimum setback of eighty (80) feet for Buildings A, B, and K (all other structures meet minimum setback requirements).
 - Would allow additional wetlands to be preserved.
 - Wetlands may also be preserved by changing unit count or building massing and located.
 - Would improve walkability and cyclability.
 - Increased setback relief to typical twenty-five (25) foot front setback would better improve these.
- Staff supports the request and encourages the consideration of a reduction to twenty-five (25) feet

Neighborhood Meeting

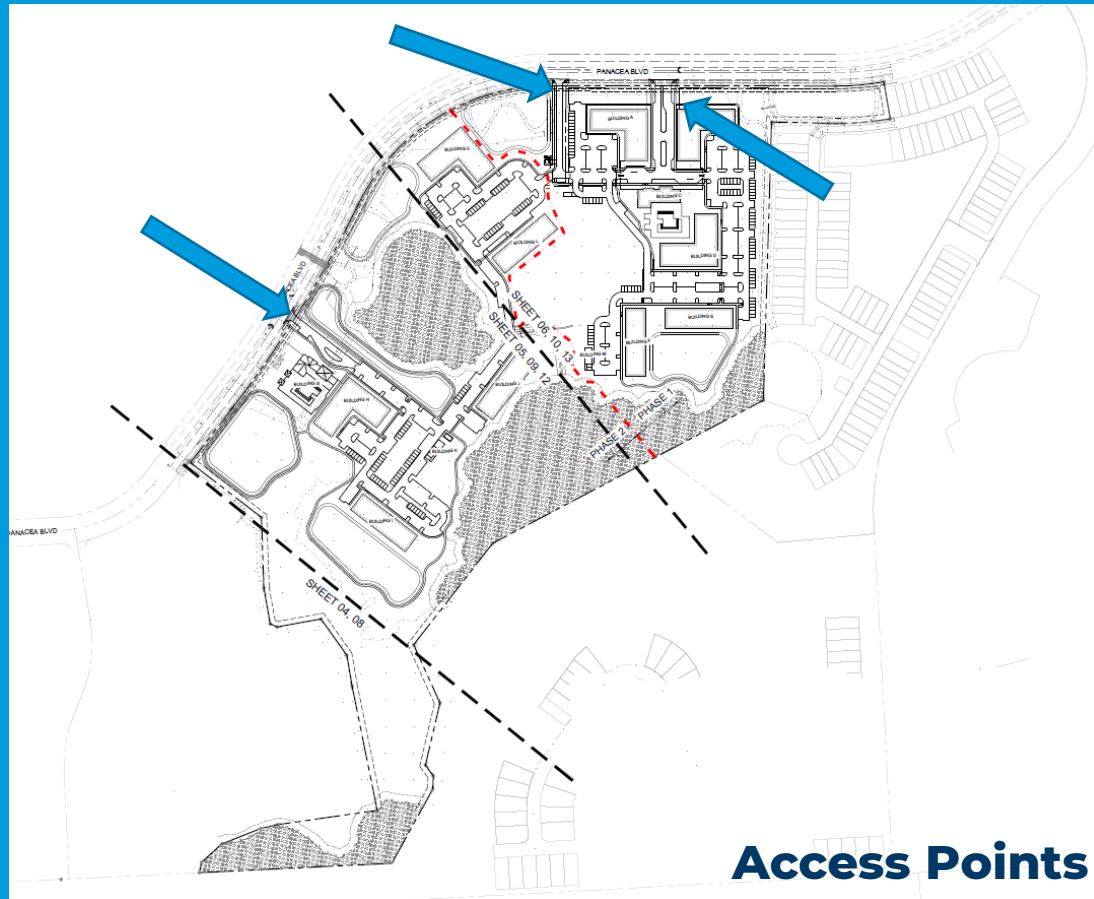
- Hosted on April 24, 2023, at 5:00 PM at Shannon Staub Public Library.
- The Public Notice, Agenda, and Minutes are attached as Exhibit C.



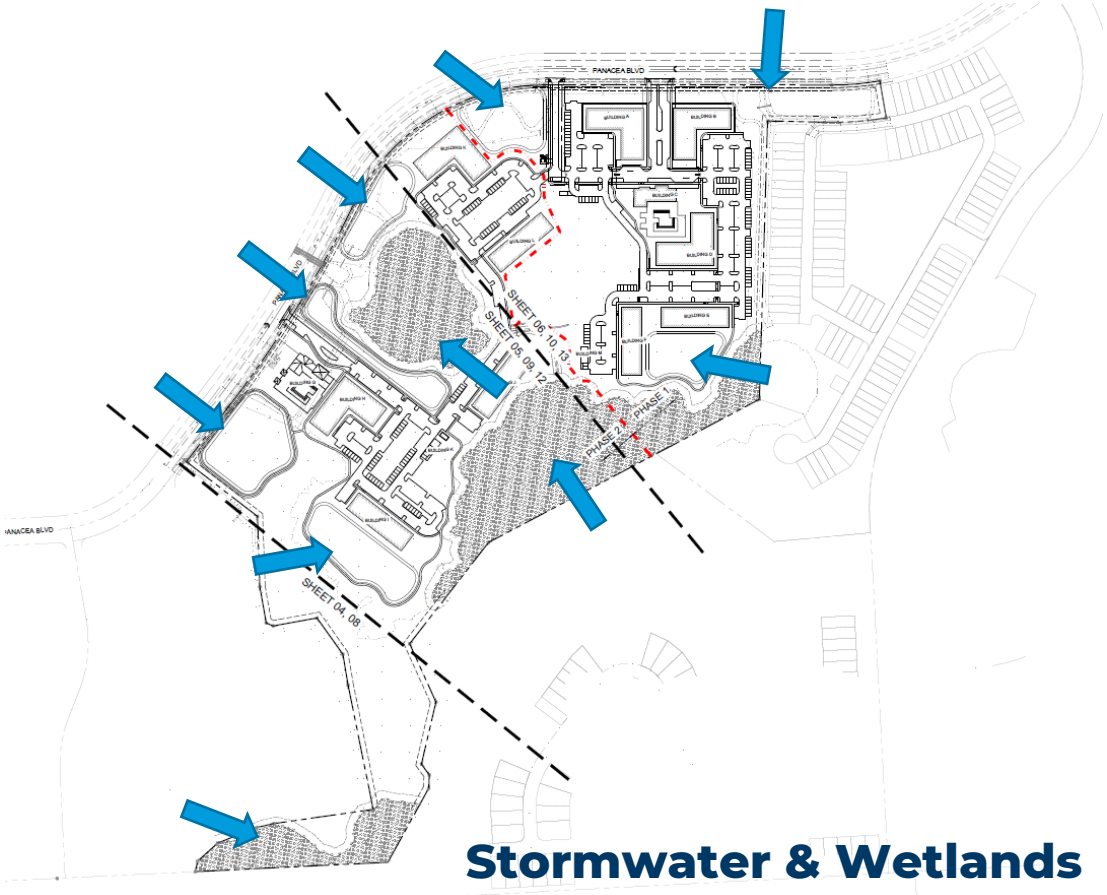
Development Master Plan



Development Master Plan



Development Master Plan



Stormwater & Wetlands



Conceptual Renderings

4-story apartment building



Conceptual Renderings

3-story apartment building



Conceptual Renderings

- The renderings and elevations provided are conceptual and do not reflect approved designs.
- All architectural design and site furniture is reviewed and approved under a Urban Design Standards Review (UDSR).



Staff Review

- Reviewed by Staff for consistency with all regulations:
 - Sufficiency Review
 - Pre-Application Meeting
 - Formal Submittal
 - Fiscal Impact Analysis
- Conditions for future submittals left by:
 - Planning & Zoning
 - Stormwater

Analysis

- Staff has also conducted an analysis of the proposed Development Master Plan for consistency with the City's Comprehensive Plan, Unified Land Development Code, the Urban Design Standards Pattern Book, and the Development Order of the Woodlands / Panacea Development of Regional Impact.
- While the entirety of these regulatory documents apply, the most relevant regulations are provided in the analysis.

Analysis (Comprehensive Plan)

- Staff found the Development Master Plan consistent with:
 - Future Land Use Goal 2.
 - Future Land Use Figure 1.
 - Future Land Use Policy 2.4.1.
 - Future Land Use Policy 2.19.
 - Future Land Use Policy 9.4.
 - Housing Objective 1.
 - Economic Development Policy 5.1.2.



Analysis (Unified Land Development Code)

- Staff found the Development Master Plan consistent with:
 - ULDC Sec. 21-9.
 - ULDC Sec. 25-17.
 - ULDC Sec 53-103. and ULDC Sec. 55-31.
 - ULDC Sec. 53-106.
 - ULDC Sec. 53-107.
 - ULDC Sec. 53-109.
 - ULDC Sec. 53-110.
 - ULDC Sec. 53-113.

Analysis (Urban Design Standards Pattern Book)

- Staff found the Development Master Plan consistent with:
 - Urban Design Standards Pattern Book Pages 9 to 14 (Site design).
 - Urban Design Standards Pattern Book Pages 70 to 77 (Panacea Activity Center 4).

Analysis (Development Order)

- Staff found the Development Master Plan consistent with:
 - Resolution No. 2000-R-26—Amended and Restated Development Order for Panacea—A Development of Regional Impact, Exhibit B, Land Use, 1 and 2.
 - Resolution No. 2000-R-26—Amended and Restated Development Order for Panacea—A Development of Regional Impact, Exhibit B, Energy, 1a, 1b, 1h, and 1o.



Staff Recommendation

Based on the competent substantial evidence in the Staff Report and presented today, Staff recommends the Planning & Zoning Advisory Board recommend approval of DMP-23-019 to the City Commission.



Questions?