



Legislation Details (With Text)

File #: 12-1488 **Version:** 1 **Name:** 12/3/12 - Packard Square Revised Elevation
Type: Resolution **Status:** Passed
File created: 12/3/2012 **In control:** City Council
On agenda: 1/7/2013 **Final action:** 1/7/2013
Enactment date: 1/7/2013 **Enactment #:** R-13-019

Title: Resolution to Approve Packard Square Revised Building Elevations, 2502 Packard Road

Sponsors:

Indexes:

Code sections:

Attachments: 1. 11/16/12 Memo from Petitioner, 2. 11/12/12 Comparison of Previously Approved and Revised Building Elevations, 3. Elevations for Dec 3, 4. Elevations 2 for Dec 3, 5. PackardSquare3DSiteRenderingsWithNewColorsForDropbox, 6. PackardSquareSitePlanCommentsMemo.2012.12.19, 7. PackardSquare updated elevation comparison A, 8. PackardSquare updated elevations comparison B

Date	Ver.	Action By	Action	Result
1/7/2013	1	City Council	Approved	Pass
12/3/2012	1	City Council		
12/3/2012	1	City Council	Postponed	Pass

Resolution to Approve Packard Square Revised Building Elevations, 2502 Packard Road
Approval of the attached resolution will permit the petitioner to make modifications to the approved building elevations for the Packard Square development and to proceed to obtain building permits with the revised plans.

On May 2, 2011, City Council approved the Packard Square Site Plan to construct a four-story, 230-unit residential building with ground floor retail on this 6.52-acre site. The development agreement, also approved by Council on May 2, 2011, included a provision that the construction of the building be consistent with the elevation drawings approved as part of the site plan. If the petitioner were to propose changes to the elevations, setbacks, aesthetics, or materials, City Council approval would be necessary.

Subsequent to Council approval, the petitioner submitted a petition for an administrative amendment to the approved site plan to move the upper level residential portion of the Packard Road façade 10-feet toward the east so that it is in line with the front stairwells, and to increase the size of the building by 4,720 square feet (1.3%).

As a result of the changes to the building footprint, the petitioner is seeking to modify the façade of the building, which cannot be addressed through an administrative amendment (see attached communication). The proposed façade includes the following modifications:

1. The number of balconies has been reduced by approximately 33%,
2. The brick along the corners of the building on the Packard Road side will be replaced with

- Hardi-board siding; the brick had constituted approximately 5% of the façade,
3. Windows have been modified, but the total amount of glazing will remain about the same as previously approved, and
 4. The color of the siding has been modified to help break up the longer sides of the building.

Staff has reviewed and supports the proposed changes to the building elevations.

If City Council approves these proposed revisions, staff will finalize the administrative amendment that reflects these changes.

Attachments: 11/16/12 Communication from Petitioner
11/12/12 Comparison of Previously Approved and Revised Building Elevations
Prepared by: Jeff Kahan, City Planner
Reviewed by: Wendy Rampson, Planning Manager
Sumedh Bahl, Community Services Administrator

Whereas, On May 2, 2011, City Council approved the Packard Square Site Plan to construct a four-story mixed use retail/residential building on this 6.52-acre site;

Whereas, On May 2, 2011, City Council also approved the Packard Square Development Agreement, which contained a provision that construction of the buildings be consistent with the approved elevation drawings, and that any changes to the elevations, setbacks, aesthetics or materials be approved by City Council; and

Whereas, PSAA, LLC, petitioner, has requested revisions to the approved elevations for the building;

RESOLVED, That City Council approve the revised elevation drawings for Packard Square, as shown on the drawing dated November 11, 2012.