CITY OF STUART
City Commission
March 08, 2021

Project Name: Central Parkway Lofts RPUD – Major Amendment to the RPUD	**Property Owner:** Farrell Building Company, LLC
Project No.: Z20100003	**Applicant/Petitioner:** Farrell Building Company, LLC
Ordinance No: 2461-2021	**Agent/Representative:** Marcela Camblor & Associates
	Case Planner: Tom Reetz
Location: SE Central Parkway halfway between S Kanner Hwy and SE Federal Highway.	



PROJECT SUMMARY		
Property Size (area)		6.65 Acres
Present Use		Undeveloped
Subject Property Land Use		Office Residential
Adjacent FLU	*North*	City of Stuart - Office Residential
	South	Martin County-Mobile Home
	East	City of Stuart, Commercial
	West	City of Stuart Commercial & Martin Multi-Family
Subject Property Zoning		RPUD
Adjacent Zoning	*North*	City of Stuart -R3-Multi-Family/Office
	South	Martin County - Mobile Home Park District
	East	City of Stuart CPUD
	West	City of Stuart RPUD
Subject Property Zoning District		Residential Planned Unit Development RPUD - Existing
Proposed Zoning District		Residential Planned Unit Development RPUD
Proposed Use		196 Multi-family Apartments
City Approvals		Building Department – No comments at this time. Fire Department – See comments attached Public Works – See comments attached Police Department – No comments at this time
Brief Explanation		The intent of this application is to amend the existing RPUD which was originally approved in 2004 as a mixed use of commercial space and two-story townhomes. The subject property is now 6.65 acres less than the original having satisfied the required land donation for the future extension of Willoughby Parkway connecting Monterey Road to the south with US1 to the north. The property is currently undeveloped. The intent of this project is to allow 196 attached multi-family apartment homes within 5 buildings with a two-way central street with parallel parking, continuous greenspace lined with native trees and sidewalk that are all part of a light imprint stormwater strategy. Additionally, the street section is designed as an "at grade section", where street and sidewalk have no vertical separation. The pervious paver surface at grade with the green strip and sidewalk creates a seamless environment that prioritizes pedestrians while further establishing an urban stormwater strategy.
Staff Recommendation: Staff recommends approval for the Major Amendment to the RPUD to allow for 196 multifamily apartments.		

STAFF REPORT AND RECOMMENDATION

I. LEGAL NOTICE REQUIREMENTS

A. Requirements for Application – The applications for the Future Land Use amendment to Multi-Family Density Residential, and zoning district designation Major Amendment to the RPUD have been noticed in accordance with the requirements set forth in Sections 11.01.02, 11.01.09, and 11.02.00 of the Land Development Regulations.

B. Site Posting Date: 1.27-2021

C. Mail Notice Postmark: 1.27-2021 to property owners within 300 feet

D. Publication Date: 10 days prior to Second Reading

II. MAJOR AMENDMENT ORDINANCE NO. 2461-2021

III. APPLICATION: Dated September, 2020

IV. HISTORY OF THE SITE

Ordinance No. 2031-05 approved a rezoning from R-3 to RPUD in May,2005. The approved plans included 84 loft style condo townhomes and 5,000 square feet of office building. In the late 1990's an Adult Living Facility was approved for the parcel, neither were built.

V. STAFF ANALYSIS

A. Site and Area Characteristics

The subject property consists of two parcels, one on the north side and the other on the south (directly across and aligning with each other) on SE Central Parkway totaling 6.65 acres in size.

Project Description

A Master Site Plan has been laid out with 196 multi-family apartments within 5 four-story apartment buildings with retention ponds and on street drainage strategically placed to enhance the stormwater aspect of the project. A two-way central street. The 60-foot wide streetscape consist of two-way aisle paver street, parallel parking, a continuous green space with trees, sidewalk and more greenspace at the building's footprint creating a pedestrian friendly one level (no raised curbing) experience.

B. Future Land Use Amendment and Comprehensive Plan Consistency Review

A review of the Comprehensive Plan finds that the proposed list of uses that are consistent with the existing Land Use Designation:

C. Major Amendment to the RPUD Land Development Code Consistency Review

The application has been reviewed for consistency with the City's LDC. Approval of the major amendment to the RPUD would allow for multi-family housing to be constructed at the site.

D. Technical Review by Other Agencies

The City Building, Public Works, Fire, and Police Departments have reviewed the applications and have offered their comments. Each department will provide specific comments at final site approval for permitting.

The applicant will be responsible to meet all federal, state and local permitting and environmental standards. Further, the applicant will also be required to demonstrate full compliance at all times.

VI. LOCAL PLANNING AGENCY BOARD RECOMMENDATION

The Local Planning Agency shall make recommendation to the City Commission any information which it deems is relevant to issues relating to the proposed major amendment to the existing RPUD.

VII. STAFF RECOMMENDATION (APPROVAL WITH CONDITIONS)

Staff has determined that the major amendment to the RPUD is consistent with the goals, objectives and policies of the Comprehensive Plan and the regulations in the Land Development Code. Staff offers no objection to the request.