

**ITEM NO. 3 REVISED PRELIMINARY DEVELOPMENT PLAN FOR BELLA SERA AT THE RESERVE;  
4500 BOB BILLINGS PKWY (SLD)**

**PDP-13-00477:** Consider a Revised Preliminary Development Plan for Bella Sera at the Reserve, located at 4500 Bob Billings Pkwy. Submitted by GOKU LLC, for Bella Sera LLC, property owner of record.

**STAFF PRESENTATION**

Ms. Sandra Day presented the item.

**APPLICANT PRESENTATION**

Mr. David Hamby, BG Consultants, was present for questioning.

**PUBLIC HEARING**

Mr. Scott Morgan said he did not object to Bella Sera but was concerned about the corner of Inverness and Bob Billings Parkway evolving into a nightmare. He felt improvements should be made to the intersection to improve traffic safety.

**APPLICANT CLOSING COMMENTS**

Mr. Hamby said the applicant would be willing to discuss with staff if needed. He said there were some ongoing changes for Bob Billings Parkway with the construction of the new interchange. He said this plan was a reduction in the planned density that was already approved so he hoped it would be viewed favorably.

**COMMISSION DISCUSSION**

Commissioner Culver asked how traffic would be looked at.

Ms. Day said Mr. David Woosley, City Traffic Engineer, was preparing a study that would go through Public Works and ultimately be presented to the City Commission. She said they were looking at the entire corridor of Bob Billings Parkway/15<sup>th</sup> Street, between the South Lawrence Trafficway and Iowa Street, to identify any issues so that City Commission could prepare for their 2015 and 2016 budgets if additional improvements needed to be made to the corridor as a result of the interchange. She said Mr. Woosley had marked down this intersection to look at so it was on the City's radar.

Commissioner Kelly inquired about the parking.

Ms. Day said much of the parking for the units was provided within the buildings. She pointed on the overhead to where the additional parking was located as well as access points. She stated there was a small surface lot outside of the gate area for guest/delivery parking.

**ACTION TAKEN**

Motioned by Commissioner Liese, seconded by Commissioner Kelley, to approve the revised Bella Sera Preliminary Development Plan based upon the findings of fact presented in the body of the staff report and subject to the following conditions:

1. Provision of a revised Development Plan that includes the following notes and changes:
  - a. A note stating who shall maintain the common open space.
  - b. Provide an exhibit to show the common open areas with a note on the face of the plan stating the total area of common open space for the pool, patio and courts within the development.
  - c. Show additional fire hydrant locations per City Fire Department review and approval.
  - d. Identifies the permitted uses as (Pre-2006 Zoning Ordinance uses).
  - e. Include the calculated density of 5.7 Dwelling Units per acre based on Section 20-701 (f)(3)
  - f. Indicate parking requirements for Buildings 2, 3, 4, and 5 are based on Section 20-901 (1 space per bedroom + 1 space per ten units.)

Commissioner Josserand recommended the City Traffic Engineer become involved in the issue presented by Mr. Morgan.

Unanimously approved 9-0.