



Memorandum

TO: Mayor Kennon
City Council

FROM: Griffin L. Powell, City Planner

CC: Kit Alexander, Community Development Director
Sherri Descalzo, Planning Coordinator
Renee Eberly, City Clerk
Jamie Logan, City Attorney

DATE: January 3, 2023

SUBJECT: **Case No. 0103-PUDA-23**
Mariner Lakes PUD Minor Modification – South Building on Proposed Multi-Family Residential Development on the Bel-Air Towers Site

1. In October 2022 the City approved a major modification to the Mariner Lakes PUD Master Plan to amend the development plan for the undeveloped section of the PUD west of the Fairfield Inn & Suites Hotel. The original plan approved in January 2007 and later amended in December 2007 was for three condominium towers between 14 and 18 stories in height and 375 total units. The October 2022 amendment was for a new multi-family residential development with two buildings and 152 total units.
2. The October 2022 amendment proposed two buildings. The North Building, located near the relocated wetlands and existing lake, was a proposed four-story structure with 82 total units. The South Building, located near Loop Road was a proposed five-story structure with 70 total units.
3. This amendment pertains only to the South Building.
4. This amendment proposed the following:
 - (a) Reduce the height of the South Building from five to four floors.
 - (b) Reduce the total units in the South Building from 70 to 64 units, which will decrease the total overall units from 152 to 146 units.

(c) Increase the building footprint of the South Building from more than 17,500 square feet to 21,400 square feet.

5. In the October 2022 amendment, the South Building had 14 units per floor. With this amendment, there will be 16 units per floor.
6. There are no issues with this request.