

STAFF REPORT

To: Planning and Zoning Commission
Through: Rodolfo Lopez, Deputy Director
From: Peter Margoliner, Assistant Planner
Date: June 7, 2021
RE: **(DRP) 21-01:** A request by Z-Modular for approval of their Site Plan, Landscape, Photometric and Elevation plans for a proposed 348 unit multi-story multi-family development. Generally located on the southeast corner of SR-238 and Loma Road. **DISCUSSION AND ACTION.**

ADDENDUM

The following is an addendum to the DRP request regarding the review of the elevations from the Planning and Zoning Commission meeting that took place on March 22, 2021.

1. The commission requested that the applicant resubmit updated elevations on the grounds that the elevations presented at the meeting did not meet the criteria of approval used by the commission to review the project.
2. The criteria for approval used by the Planning and Zoning Commission are as follows:
 - a. Overall design of the project.
 - b. Suitable environment for occupants, visitors, and the general community.
 - c. Colors, materials, and landscaping, are internally consistent, fully integrated with one another.
 - d. Compatible with neighboring development.
 - e. Visually-interesting built environment.

The revised elevations incorporate additional colors and materials that help create a visually interesting environment for the area. This type of elevation design will also assist city staff in creating a baseline standard for future multi-family developments within the city.

Attachments:

Exhibit A – Revised Elevations