

SLW Cashmere Ventures - Office/Retail

Major Site Plan Application

Project No. P21-025

City Council

March 28, 2022

Bethany Grubbs, Planner II



Request Summary

Applicant's Request:	A request for approval of a major site plan for construction of four 9,000 square foot, two-story office buildings and one, one-story 14,500 square foot retail building, totaling 50,500 square feet
Applicant:	Stephen Cooper, P.E., SCPE, Inc.
Owner:	Cashmere Ventures, LLC
Location:	Located on the west side of Cashmere Boulevard, approximately 700-feet south of St. Lucie West Boulevard



Aerial

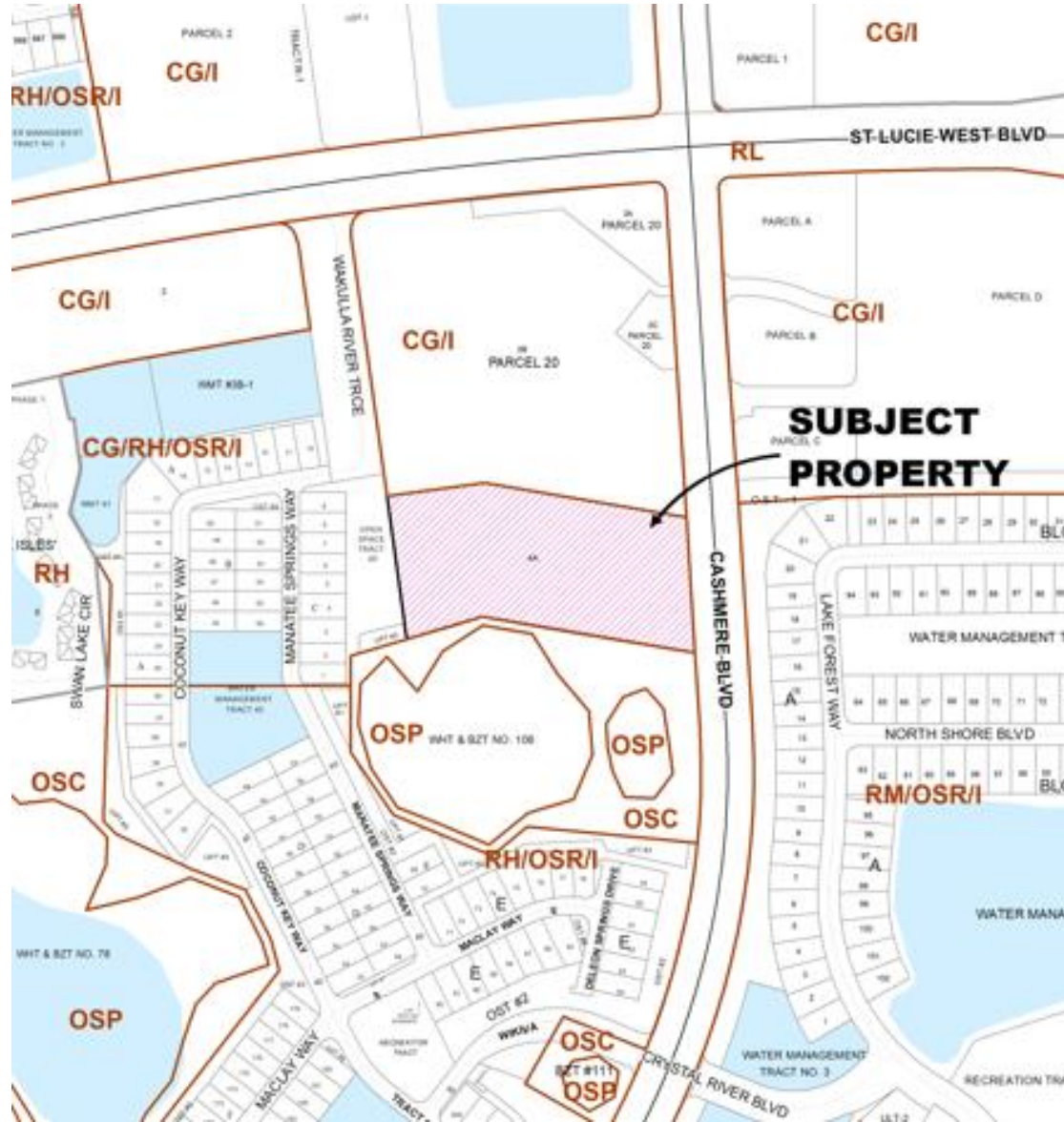
Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Shopping Center
South	OSC	GU	Open Space
East	CG	PUD	Lake Forest Residential Subdivision
West	CG	PUD	Lake Forest Residential Subdivision



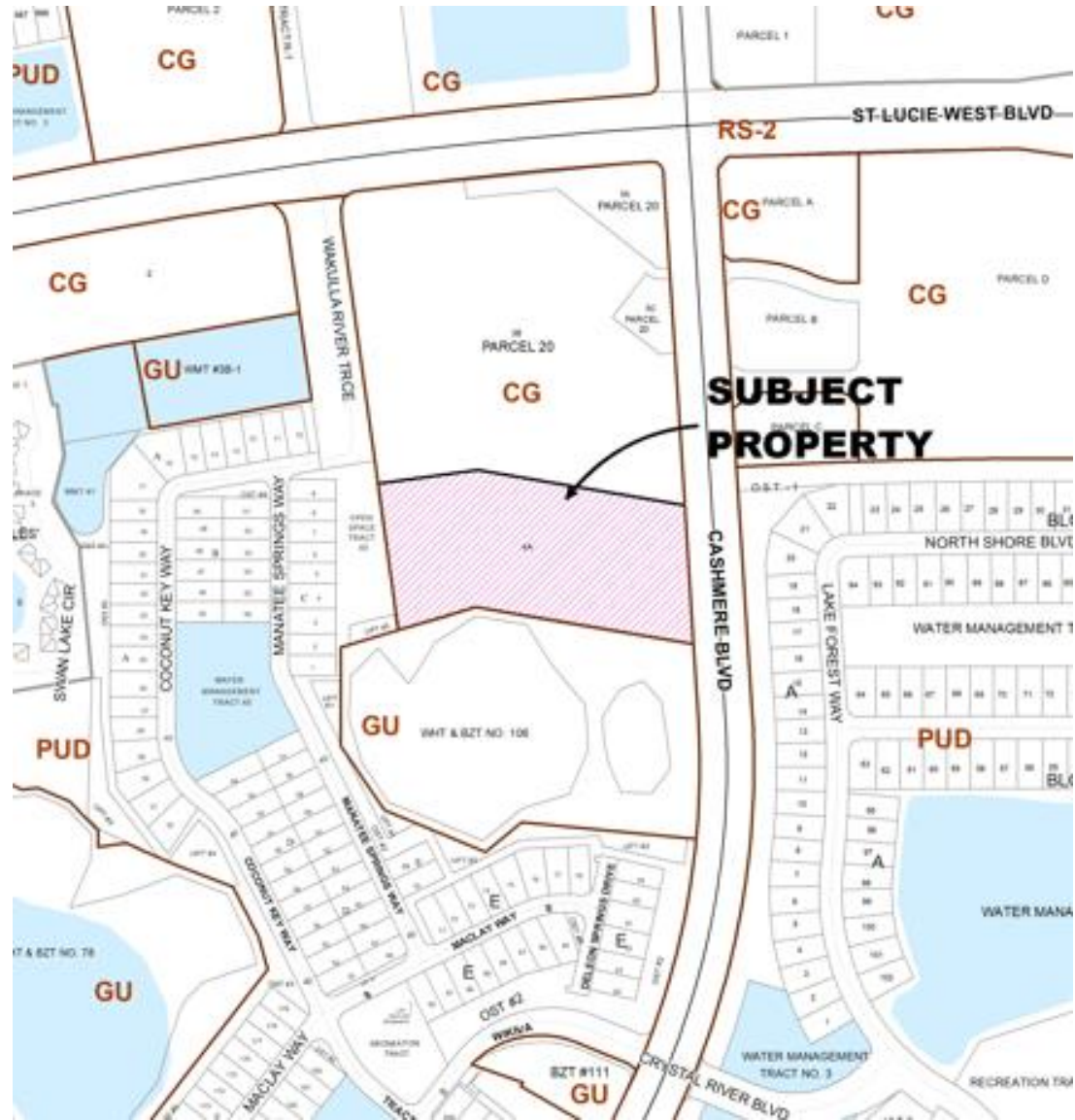
Land Use

CG (General Commercial)

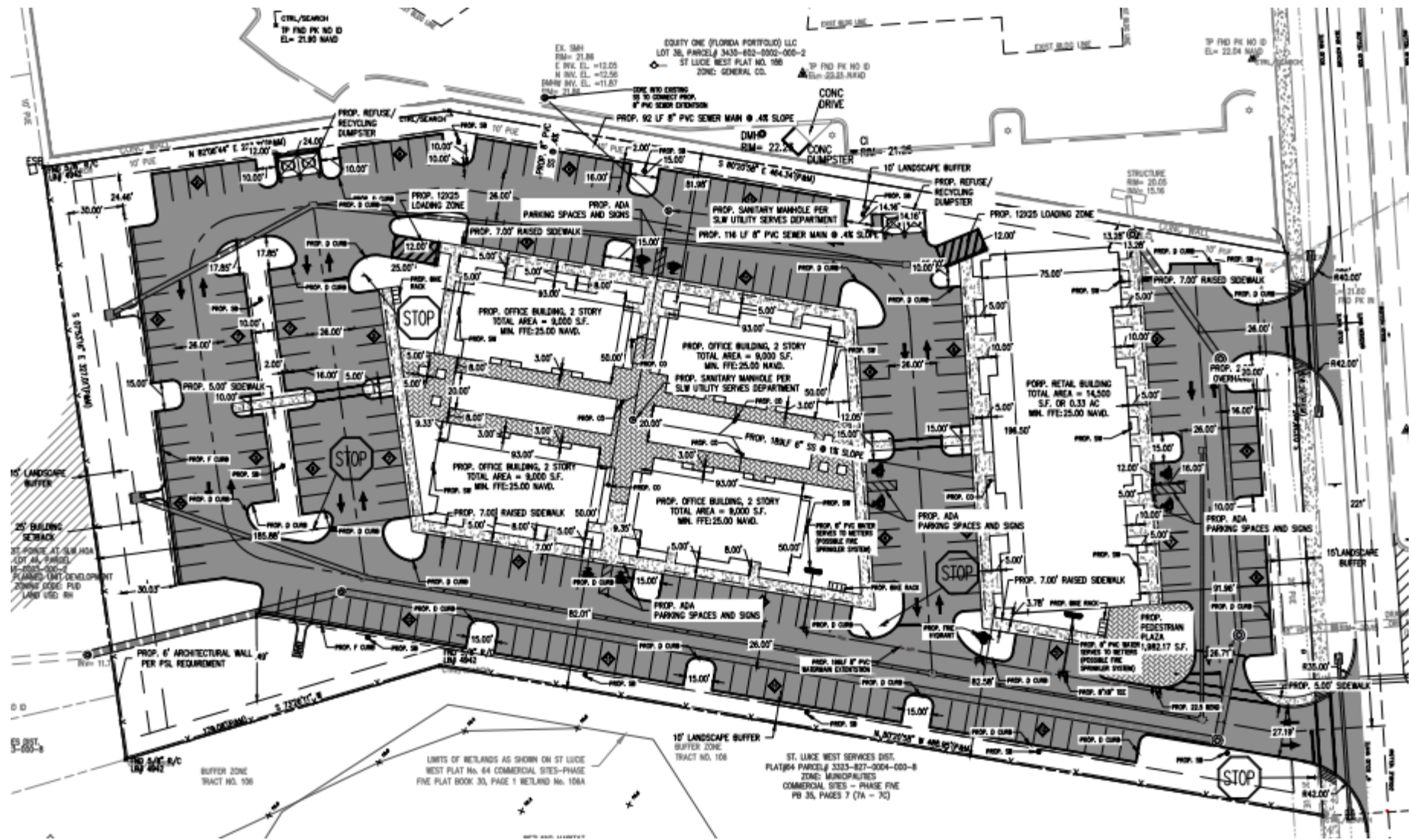


Zoning

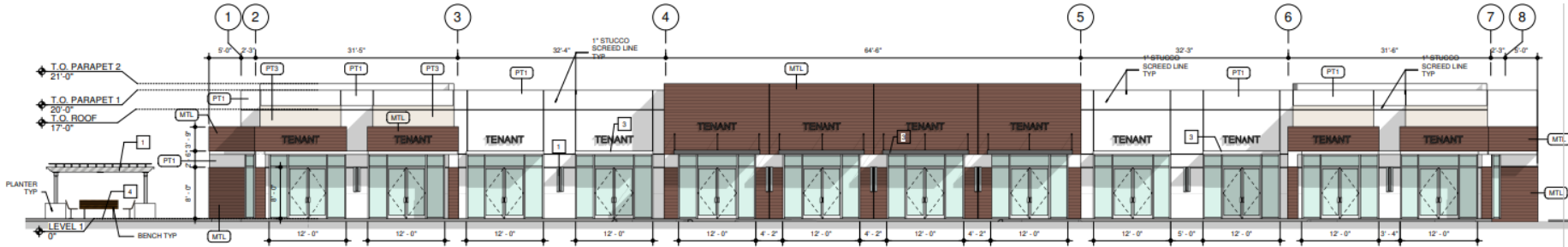
CG (General Commercial)



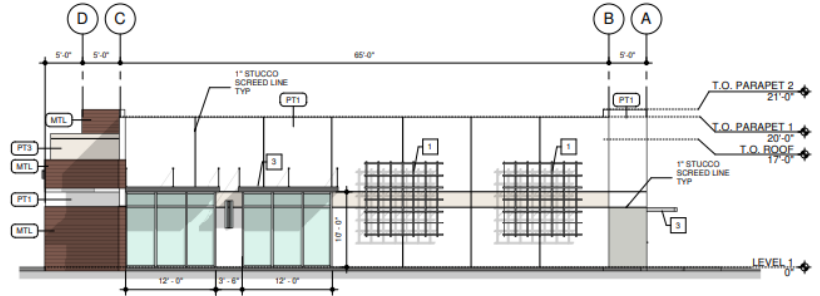
Site Plan



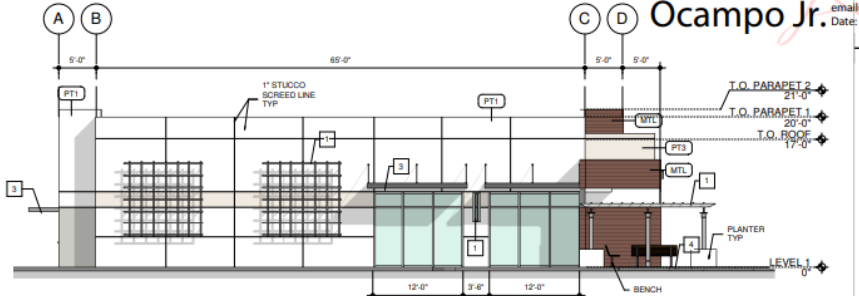
Elevations



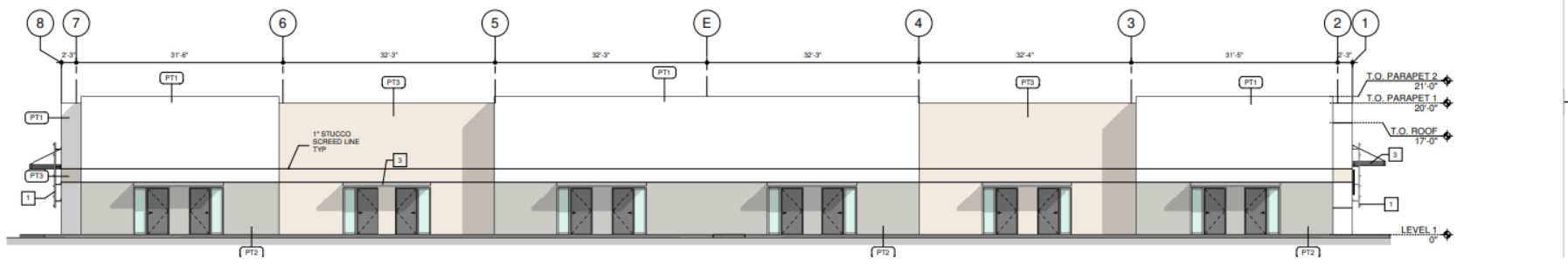
EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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Color Rendering



Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	Permitted under CG zoning
DUMPSTER ENCLOSURE	Site plan depicts two 12'X24' dumpster enclosures for general refuse and recyclable refuse.
ARCHITECTURAL DESIGN STANDARDS	Architectural elevations shall be approved by the St. Lucie West Commercial Association.
PARKING REQUIREMENTS	The development is required to provide 223 parking spaces including 8 accessible parking spaces. The site plan depicts provides for 244 parking spaces and 8 handicapped accessible parking spaces.
BUILDING HEIGHT	Maximum building height allowed is 35 feet, the maximum height of proposed shall not exceed 35 feet.
SETBACKS	Proposed office and retail buildings meet the setback requirements under the General Commercial zoning designation.
BUFFER	Architectural elevations shall be approved by the St. Lucie West Commercial Association.



Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	St. Lucie West will be the provider of utilities for the proposed project.
TRANSPORTATION	A traffic impact analysis was submitted and approved by the Public Works Department. The project will generate 97 average daily trips and 112 p.m. peak hour trips per the ITE Trip Generation, 10th Edition.
PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	The project includes a paving and drainage plan that complies with the adopted level of service standards.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Not applicable to non-residential development.



Traffic Impact Statement

- This development with the updated Traffic Impact Statement was reviewed by City Staff.
- Per ITE Trip Generation Manual, 10th Edition, this particular development predicts a generation of 112 PM Peak Hour total trips divided between 2 driveway entrances.
- A Northbound Left Turn lane and Southbound Right Turn lane are recommended based on potential safety concerns.



Staff Recommendation

- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan.
- The Site Plan Review Committee recommended approval of the site plan at their meeting of December 8, 2021.

