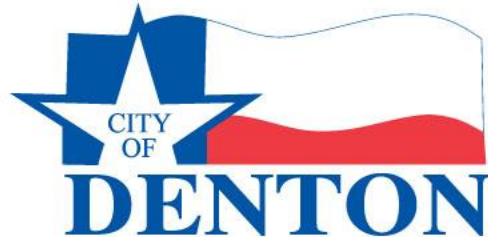


S25-0009 Olivo Apartments – Extension Request

Angie Manglaris, AICP
Development Review Manager
September 16, 2025



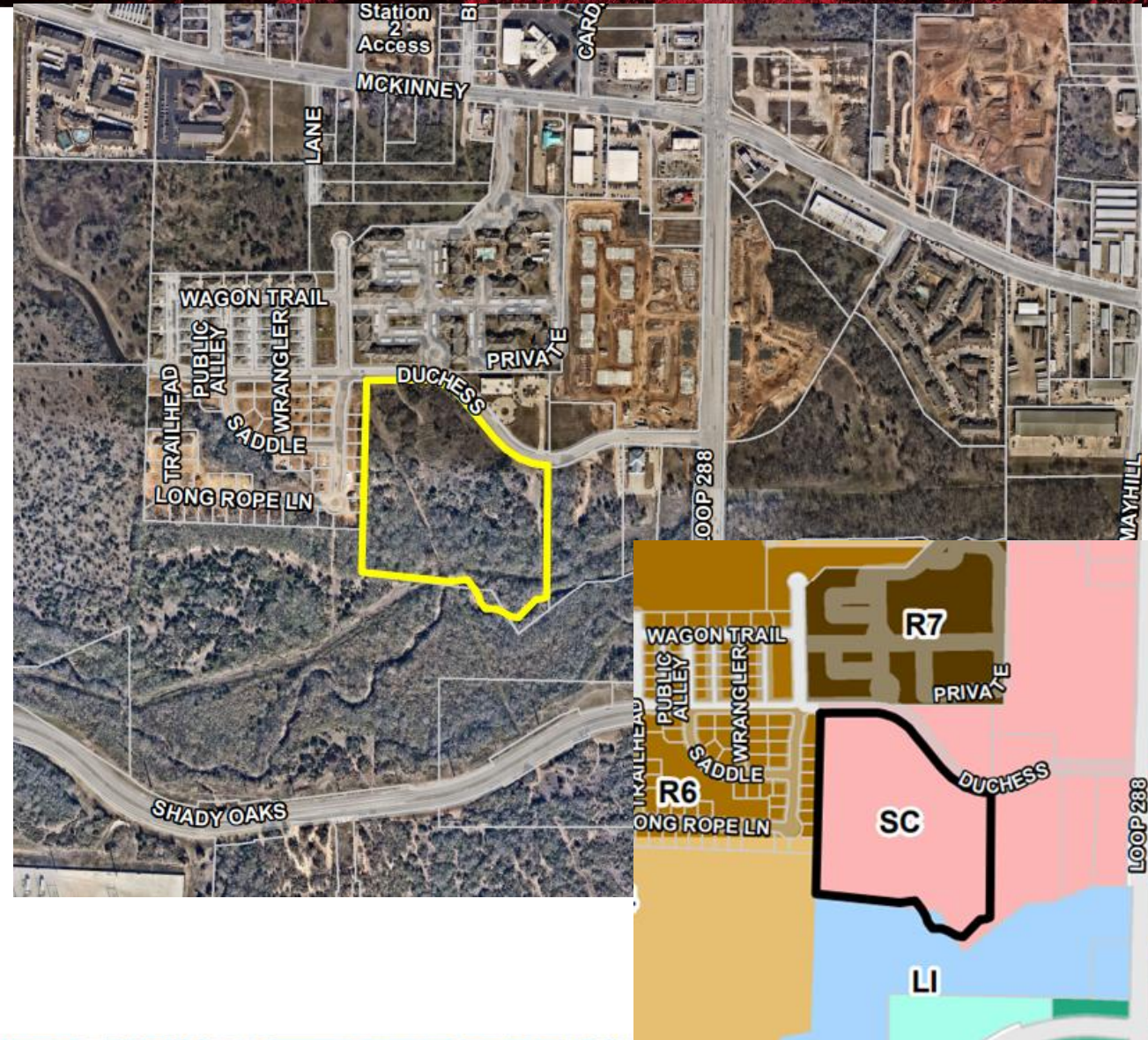
Request & Site Data

Request to extend approval period for a Specific Use Permit (SUP) for a multifamily dwelling use on 22.81 acres of land.

- Zoning: Suburban Corridor
- Currently undeveloped.
- Ordinance S23-0005b approved October 24, 2023

Site located near:

- **Loop 288** – Primary Arterial with four travel lanes (divided)
- **Duchess**– Collector with two travel lanes, 5' sidewalk along northern portion
- **Surrounding Uses:** Multifamily, Duplex, Developing Single-Family, Professional Offices



S23-0005b Approval

- **Dwelling Units:** 262 1-,2- and 3-bedroom units
- **Buildings:** 7 buildings; 4 low-rise multifamily & 3 townhome style cottages
- **Parking:** 448 vehicular parking and 114 bicycle parking spaces provided.
- **Design:** Buildings frame Duchess Drive entryways with parking situated in the rear.
- **Pedestrian Circulation:** Internal pathways connecting to on-site amenities and future trail connections.
- **Amenities:** Dog parks, passive and active open space, pool and amenity center
- **Potential Parkland Dedication:** Approximately 6.7 acres of ESA land intended to be kept in its natural state and dedicated to the City.



S23-0005b Expiration

- **DDC 2.5.2C.6.b:** SUPs expire **24 months after approval** (October 24, 2024) unless the use or construction is substantially underway by that time.
 - Applicant has submitted one set of Civil Engineering Plans for review but has not made substantial progress towards construction.
- The original approving body may grant an extension of the approval period for **up to 1 year** for good cause.
 - Delays in progress attributed to HUD funding challenges and a volatile 2025 development market.

Recommendation

Staff recommends approval of this request. If approved, the requested extension would be valid through **October 24, 2026**.

Questions?