

RESULTS SHEET

Date: 12/02/25

Case No./Name: PLZ 2025-133 IBP 9

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** to repeal and replace Ordinance No. 3911, reestablishing Planned Development 148; to change the base zoning on a portion of said tract (14.32-acres) from (HC) Heavy Commercial District to (MF-18) Multifamily Residential District; to add development standards, and to add conceptual plans.

Tracts 1, 2, and 3, as originally designated under PD-148, Ordinance No. 3911, are proposed to be renumbered as Tracts 3, 4, and 5. Two new tracts are also proposed and will be designated as Tracts 1 and 2, see “Tract Designation Map”. The Special Development Standards applicable to the original Tracts 1, 2, and 3 will remain unchanged and will be incorporated into the proposed reestablishment of PD-148.

For the purpose of this case report, when Tracts 1 and 2 are referenced, understand that the report refers to the proposed Tracts 1 and 2 as outlined in the attached “Tract Designation Map”, unless otherwise mentioned.

PERMITTED USES:

Tracts 1, 3, and 4

Permitted uses shall be all principal and accessory uses which are allowed by right in the (HC) Heavy Commercial District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (Heavy Commercial) Heavy Commercial District and the Comprehensive Zoning Ordinance, as amended.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (HC) Heavy Commercial District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI. and XXXI. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

Tracts 2 and 5

Permitted uses shall be all principal and accessory uses which are allowed by right in the (MF-18) Multifamily Residential District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (MF-18) Multifamily Residential District and the Comprehensive Zoning Ordinance, as amended.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (MF-18) Multifamily Residential District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI. and XXXI. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

SPECIAL DEVELOPMENT STANDARDS:

Tracts 1 and 2:

1. Development shall be in accordance with the Conceptual Site Plan, as shown on Exhibit A, Conceptual Landscape Plan, as shown on Exhibit B, Conceptual Building Elevations, as shown on Exhibit C, and Conceptual Landscape Elevations, as shown on Exhibit D.
2. Enhanced pavers shall be provided at driving aisle intersections and at crosswalks, as shown on the conceptual plans.
3. All waste receptacles shall be adequately located to ensure maneuverability of servicing, per the General Design Guidelines. All waste receptacles, including toters, shall be screened from streets.
4. Carports, as defined by the Comprehensive Zoning Ordinance (CZO), shall be prohibited.
5. Trash Receptacles are permitted between the building and the street, in accordance with the attached conceptual plans.
6. If any of the tree species specified by the Conceptual Landscape Plan, as shown on Exhibit B, are determined to be unavailable, unsuitable for site conditions, or otherwise infeasible at the time of installation, substitutions may be permitted provided that the replacement species meet the intent of the PD with respect to aesthetic character, form, and environmental performance. Any proposed substitution shall be subject to review and approval by the City Manager or their designee prior to installation.

Tract 1:

1. The pond located north of Building 1, as identified on Exhibit A, shall be a retention pond including a water feature.

Tract 2:

1. Setbacks:

- a. Minimum depth of the front setback along Marsh Lane shall be 20 feet.
2. Building height shall be limited to a maximum of 60 feet.
3. Density shall be limited to a maximum of 44 units per acre.
4. Number of dwelling units shall be limited to a maximum of 406 multifamily units.
5. The minimum clearance for the fire lane and mutual access easement through the parking garage shall be 14 feet in height or as required by the Fire Marshal.
6. The following multifamily amenities shall be provided:
 - a. Pool courtyards with seating and grilling areas
 - b. Lounge entry lobby with mail
 - c. Club room
 - d. Fitness center
7. Nellie R. Stevens or evergreen equivalent trees shall be provided along the entire southern border of the site where trees are proposed in accordance with Exhibit B.
8. A continuous 6–8-foot-tall hedge shall be installed along the southernmost boundary of the site, running east–west and located south of the Buildings 3 and 4, as designated by Exhibits A and B.

B. P&Z ACTION from P&Z meeting: 11/06/25:

Result: **APPROVED** /Vote: **7-2 (Doyle and Kramer Opposed)**

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 12/02/25:

Result: /Vote: