

RESULTS SHEET

Date: 10/14/25

Case No./Name: PLZ 2025-137 Avenida Carrollton Covered Parking

A. STIPULATIONS AND RECOMMENDATIONS

The text additions are in red and underlined. Staff recommends **APPROVAL** amending PD-132 to modify conceptual plans and to revise development standards, to allow additional covered parking with the following stipulations:

1. Subsection I

Permitted uses shall be all principal and accessory uses which are allowed by right in the (O-4) Office 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 (O-4) Office District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided in Subsection II below.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (O-4) Office District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit 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.

2. Subsection II

Additional Uses: Multi-family with duplex and triplex cottages

3. Subsection III

Development shall be in accordance with the following special conditions, restrictions, and regulations:

If developed as multi-family use, the development shall be in accordance with the attached conceptual site plan, conceptual landscape plan and conceptual building elevations, with the exception to the following standards:

- a. The development is limited to 155 multi-family units and 48 duplex and triplex cottages (combined).
- b. An approximately 10,000 square-foot indoor clubhouse facility shall be provided in the main building.
- c. A boutique hotel style lobby entry shall be provided.
- d. On-site management offices shall be provided.
- e. A gathering great room shall be provided.
- f. A bistro shall be provided.
- g. A fitness and yoga studio shall be provided.

- h. A private dining room shall be provided.
- i. A library/reading area shall be provided.
- j. A creative arts studio shall be provided.
- k. A nail salon/spa shall be provided.
- l. A game room and flexible meeting space with library area shall be provided.
- m. Outdoor grilling and pool area shall be provided.
- n. Walking paths shall be provided.
- o. Outdoor lounge area shall be provided.
- p. Resident garden and passive game area shall be provided.
- q. The multi-family building shall not exceed 155 units consisting of one and two-bedroom units (apartment homes).
- r. The duplex and triplex cottage homes shall not exceed 48 units.
- s. Landscaping shall be in general conformance with the Comprehensive Zoning Ordinance, Article XXV. Landscaping and Buffering.
- t. Parking shall be calculated based on senior living for the elderly and not multifamily. The duplex and triplex units shall comply with single-family attached, as provided in the Comprehensive Zoning Ordinance, Article XXIV. Off-Street Parking, Loading and Stacking Regulations.
- u. All signage shall be submitted and reviewed separately for permitting.
- v. Covered parking shall be permitted and in general conformance with the conceptual plans attached.
- w. In the event there is any inconsistency between the text of this ordinance and any conceptual plan, the text of this ordinance shall control.

B. P&Z ACTION from P&Z meeting: 09/04/25:

Result: **APPROVED** /Vote: 6-1 (Martin opposed; Doyle, Kramer absent)

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 10/14/25:

Result: /Vote: