

Powerwood 2 Master Plan Amendment

MAPN-22-0007

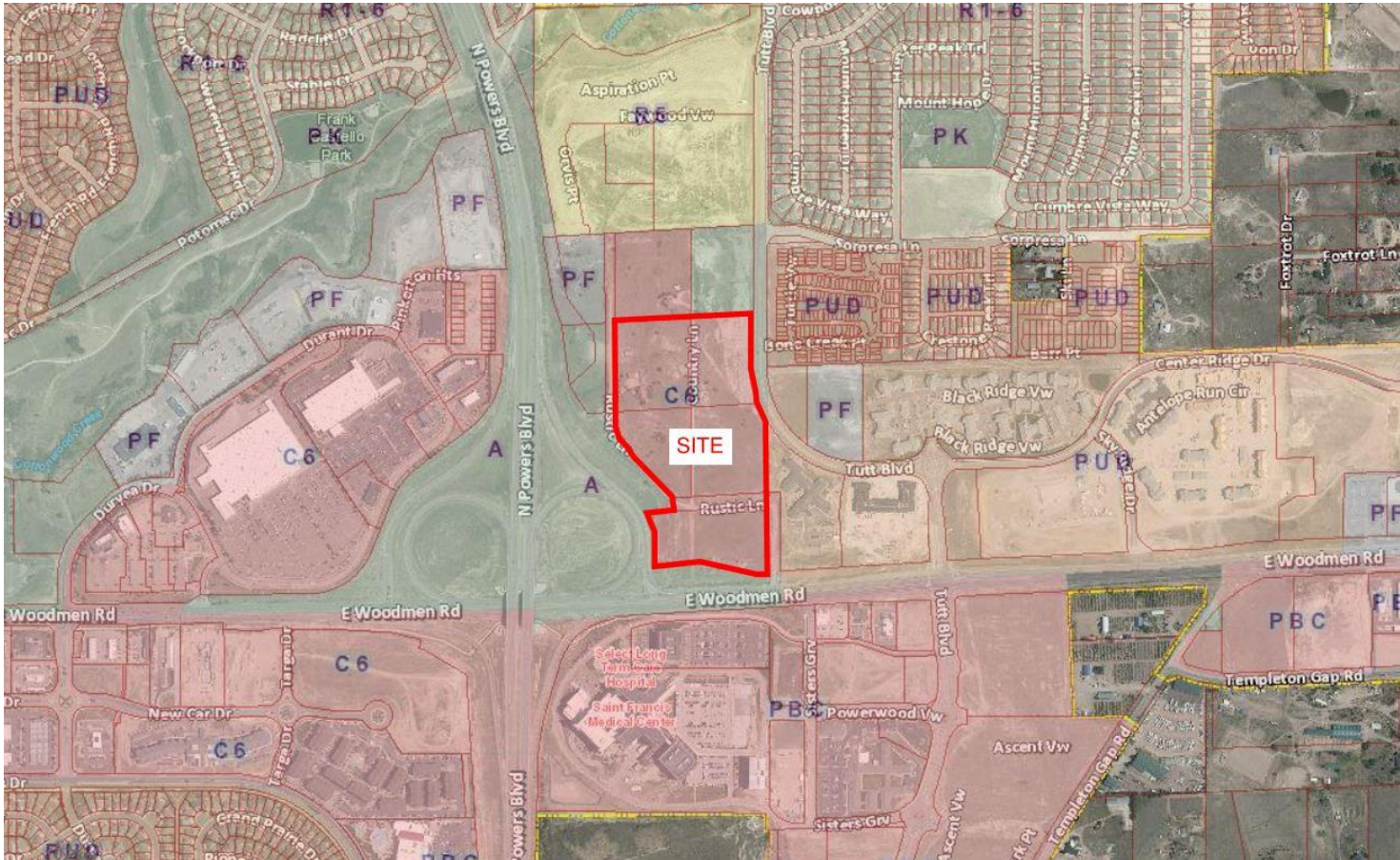
City Council

May 9, 2023

Gabe Sevigny, Planning Supervisor



SITE LOCATION



BACKGROUND



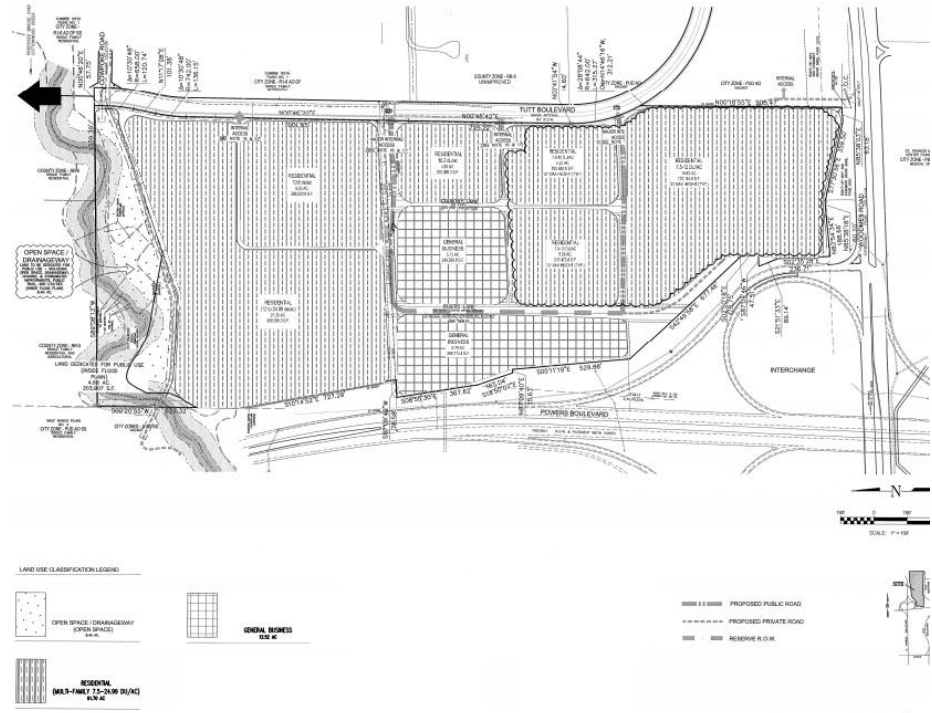
- Annexed October 2003
- Zoned C-6-AO (General Commercial with Airport Overlay) in Chapter 7 (current City Code) in January 2010
- C-6 will become MX-L-AO (Mixed-Use Large Scale with Airport Overlay) in UDC (Unified Development Code)
- The site is currently vacant
- Multi-family is a permitted use within the MX-L zone district
- A development plan and final plat approval is required prior to any future development

Master Plan Amendment



Master Plan

Proposed to change the designation from General Business to Multi-Family Residential with 7.5-12 dwelling units per acre.



Drainage Report



The final drainage report is still pending final signatures as the report has been reviewed and approved, a Condition of Approval is recommended with this application. SWENT has acknowledged this to be acceptable.

Fiscal Impact



The City Budget Office has completed a Fiscal Impact Analysis on April 6, 2022. City Budget Office has determined a positive cashflow for the City during the 10-year timeframe. The general reason for the outcome is the Sales Use Tax revenue collected as a result of construction.

STAKEHOLDER PROCESS



PUBLIC POSTING AND NOTIFICATION

- Postcards sent to 76 property owners within 1000-foot buffer
 - Internal review and prior to public hearing
- Posters were required on the site for each of the cycles above

PUBLIC PARTICIPATION COMMENTS

- No comments were received with this proposal

Planning Commission April 12, 2023

- Unanimously recommended approval of the application with Planning Commissioner Nadine Hensler absent.

RECOMMENDATION



MAPN-22-0007

Approve a resolution for a major amendment to the Powerwood 2 Master Plan for a change of land use designation from General Business to Multi-Family Residential with 7.5-12 dwelling units per acre, based upon the finding that the master plan amendment complies with the review criteria in City Code Section 7.5.408, with one (1) Condition of Approval:

1. Applicant will receive final approval from SWENT for the Master Drainage Development Plan (MDDP) prior to final approval of the Concept Plan

Questions?

