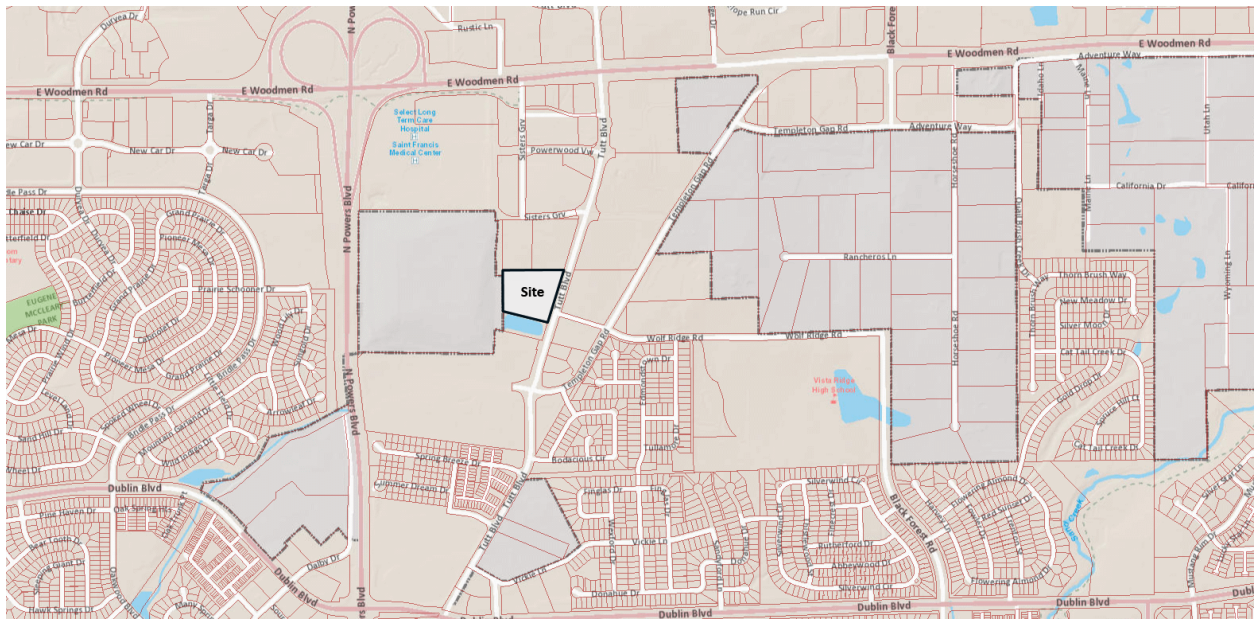


**CITY PLANNING COMMISSION AGENDA
SEPTEMBER 14, 2022**

STAFF: DANIEL BESINAIZ

FILE NO(S):
CPC MP 01-00147-A7MJ22 – LEGISLATIVE
CPC CU 22-00113 – QUASI-JUDICIAL
CPC R 22-00138 – QUASI-JUDICIAL

PROJECT: STONE MESA FLATS
OWNER/APPLICANT: LWN C SPRINGS SELF STORAGE, LLC
CONSULTANT: KIMLEY-HORN & ASSOCIATES



PROJECT SUMMARY:

1. Project Description: This project application is for approval of a major master plan amendment, a conditional use development plan, and administrative relief for Stone Mesa Flats located at 7044 Tuttle Boulevard. The plan will allow for a new 158-unit multi-family development with ancillary site improvements in a M-1/AO (Light Industrial with Airport Overlay) zone district. **(see “Conditional Use Development Plan” attachment)**
2. Applicant’s Project Statement: **(see “Project Statement” attachment)**
3. Planning and Development Team’s Recommendation: City Planning staff recommends approval of the application.

BACKGROUND:

1. Site Address: The project is located at 7044 Tuttle Boulevard.

shows a new residential land use classification and is compatible with existing and proposed residential land uses to the northeast. Staff finds that the proposed plan revisions are supportive of the high-demand for residential development within the City.

City Planning staff finds the application to be consistent with the purpose of the Master Plan, as set forth in City Code Section 7.5.401.

b. Conditional Use Development Plan Proposal

The proposed Stone Mesa Flats Conditional Use Development Plan (**see “Conditional Use” attachment**) consists of an infill development proposal for a three-building 158-unit multi-family residential development. Per the Project Statement (**see “Project Statement” attachment**), this development will offer amenities (including a dog park and swimming pool) and ancillary on-site improvements. There is one primary right-in/right-out access point off Tutt Boulevard. A preliminary landscape plan was submitted illustrating a variety of trees and shrubs consistent with planting and landscape requirements; a final landscape and irrigation plan will be required within 90 days of building permit issuance. The preliminary landscape plan illustrates sidewalks along Tutt Boulevard, as well as walking paths throughout the site connecting building entrances to exterior amenities.

The applicant’s proposal is a good fit for the surrounding area as infill development. Residents of the project will have convenient access to medical services and public parks and open space. Residents in the area do not have convenient access to alternate modes of transportation (i.e. Mountain Metro bus service) but there is close connection to the trail along East Woodmen Road.

City Planning staff finds the application to be consistent with the purpose of the Conditional Uses and Development Plan criteria.

c. Administrative Relief

The administrative relief application requests relief to allow for building height to exceed the 45’ maximum. The proposed height for each building is 51’ 9” (**see “Conditional Use” attachment**). City Code 7.5.1103 creates an allowance for an increase in height of a structure. Staff finds that the request is in conformance with the intent of the provided building height calculation and the proposed request meets the criteria for granting an administrative relief.

City Planning staff finds the requests meets the four review criteria, per City Code Section 7.5.1102, for an administrative relief to be granted:

- Extraordinary or exceptional physical conditions – There is currently 35’ of fall from the north property line to the east property line. This existing topography follows Tutt Boulevard and cannot be substantially altered due to the property’s proximity to Tutt Boulevard.
- Intent of Zoning Code is preserved – The intent of the City Zoning code is preserved.
- No adverse impact upon surrounding properties – No adverse impacts would result on surrounding properties. The property is roughly 20-25’ below grade from the property to the north. The height increase would increase the visual impact at most from 25’ to 31.75’.
- Granting will not allow an increase in number of dwelling units – The project is not utilizing the relief to increase the number of units on site.

2. Conformance with the City Comprehensive Plan:

Staff has evaluated the proposed project for conformance with the City’s current comprehensive plan (herein referred to as “PlanCOS”), adopted in January 2019. According to the PlanCOS Vision

Map, the project site is identified as a Newer Developing Neighborhood (**see “PlanCOS Vision Map” attachment**). Provision of newly constructed residential units is a direct response to the market needs for housing in the City, and the allowance of a multi-family residential district benefits this goal by allowing for a variety of housing types and density mixes.

The project aligns with PlanCOS Chapter 4 Goal TE-4, which states:

“Focus on productively developing and redeveloping areas already in, nearby, or surrounded by the city in order to preserve open spaces, maximize investments in existing infrastructure, limit future maintenance costs, and reduce the impacts of disinvestment in blighted areas.”

Policy TE-4.A encourages prioritization of development within the existing City boundaries and built environment (not in the periphery) and is further supported by Strategy TE.4-A-3 which supports greenfield development that includes mixed-use, higher density clusters, and quality design. While the proposed development is near the periphery of the built environment, staff finds the project to still substantially conform to the intent of the Policy as stated because the project site is within the existing City boundaries and is located adjacent to existing development which further reinforces the ability to maximize investments in existing infrastructure. The project also aligns with PlanCOS Chapter 2 Policy VN-3.E, which states:

“Encourage and support the integration of mixed-use development in neighborhoods.”

Though the specific development itself is not mixed-use, its close proximity to medical services, retail, and parks and open space help to create a mixed-use neighborhood that may encourage alternative modes of transportation such as walking and biking.

3. Conformance with the Area’s Master Plan:

As discussed above, this proposal will amend the Greenbriar/Powerwood Master Plan by changing the envisioned land use designation for 5.6 acres of land. This request will remove a section of Industrial classification to allow for Multifamily Residential classification. Staff finds that the proposed residential development is consistent with the surrounding land uses and the proposed amendment is consistent with the Greenbriar/Powerwood Master Plan as amended.

STAFF RECOMMENDATION:

CPC MP 01-00147-A7MJ22 – Major Master Plan Amendment

Recommend approval to the City Council the major master plan amendment to the Greenbriar/Powerwood Master Plan, based upon the findings that the request meets the review criteria for granting a master plan amendment as set forth in City Code Section 7.5.408.

CPC CU 22-00113 – Conditional Use Development Plan

Approve the Conditional Use Development Plan based upon the findings that the request meets the review criteria for granting a Conditional Use as set forth in the City Code Section 7.5.704 and meets the review criteria for granting a Development Plan as set forth in City Code Section 7.5.502(E).

CPC R 22-00138 – Administrative Relief

Approve the administrative relief request from City Code Section 7.3.204 allowing a building height of 51’ 9” from the required maximum building height of 45’, based upon the findings that the request complies with the administrative relief review criteria in City Code Section 7.5.1102.