

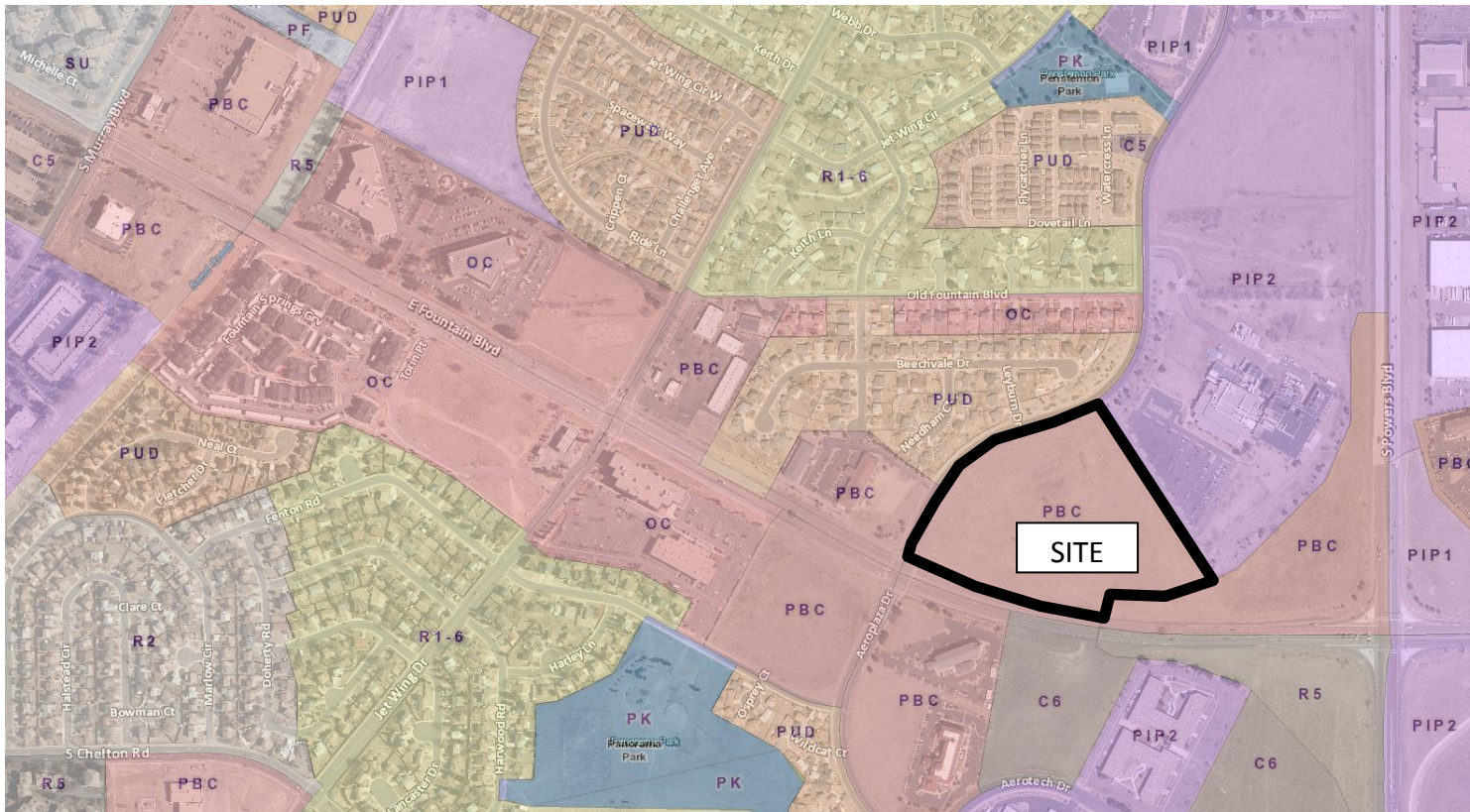
# Village at AeroPlaza

City Council

August 25, 2015

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# Vicinity Map



# Village at Aeroplaza

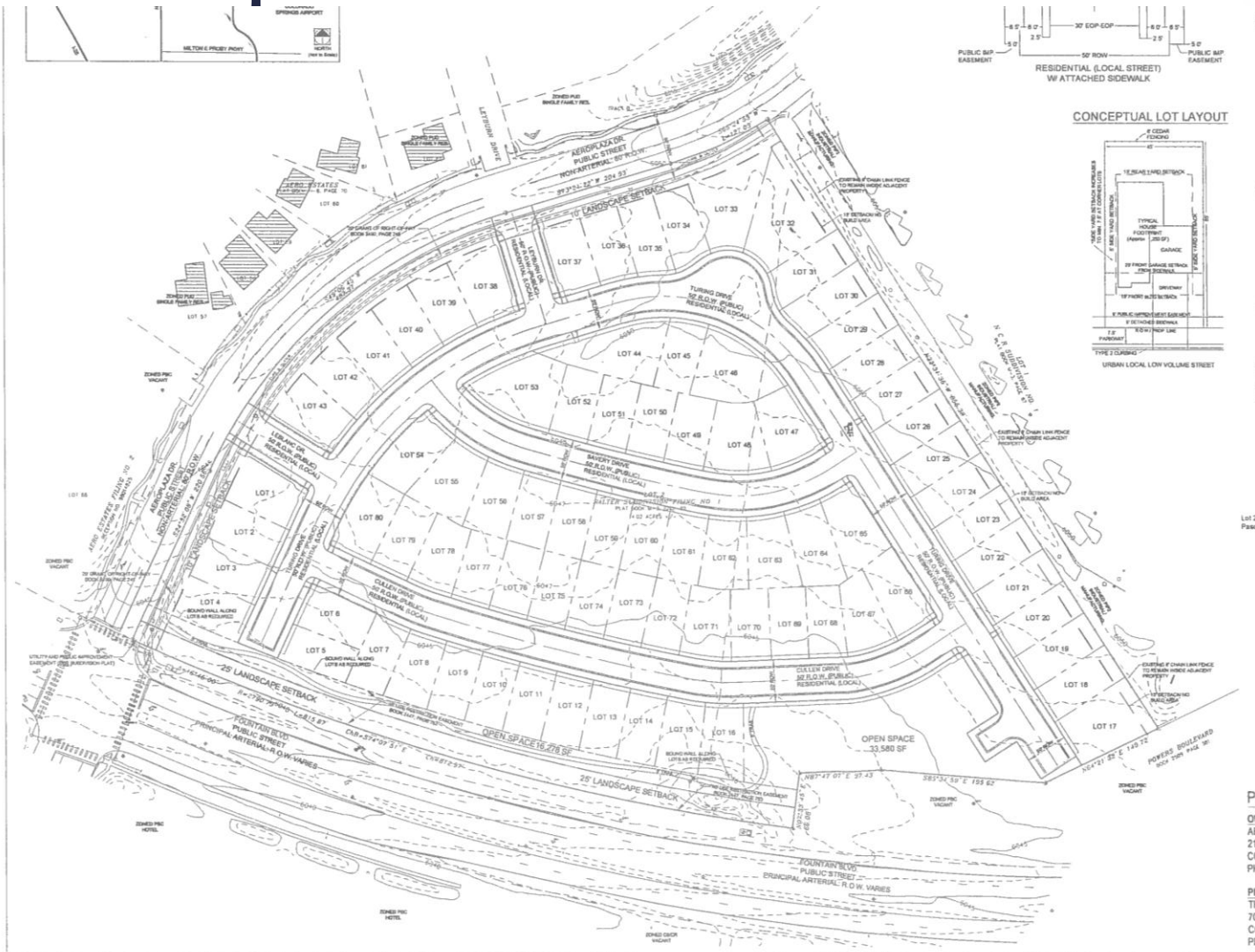
## Existing property:

- Zoned PBC
- Master planned for Commercial

## Applications:

- Zone change to PUD
- PUD Concept plan for 80 small lot single family homes.

# Concept Plan



# Staff recommendation for Denial:

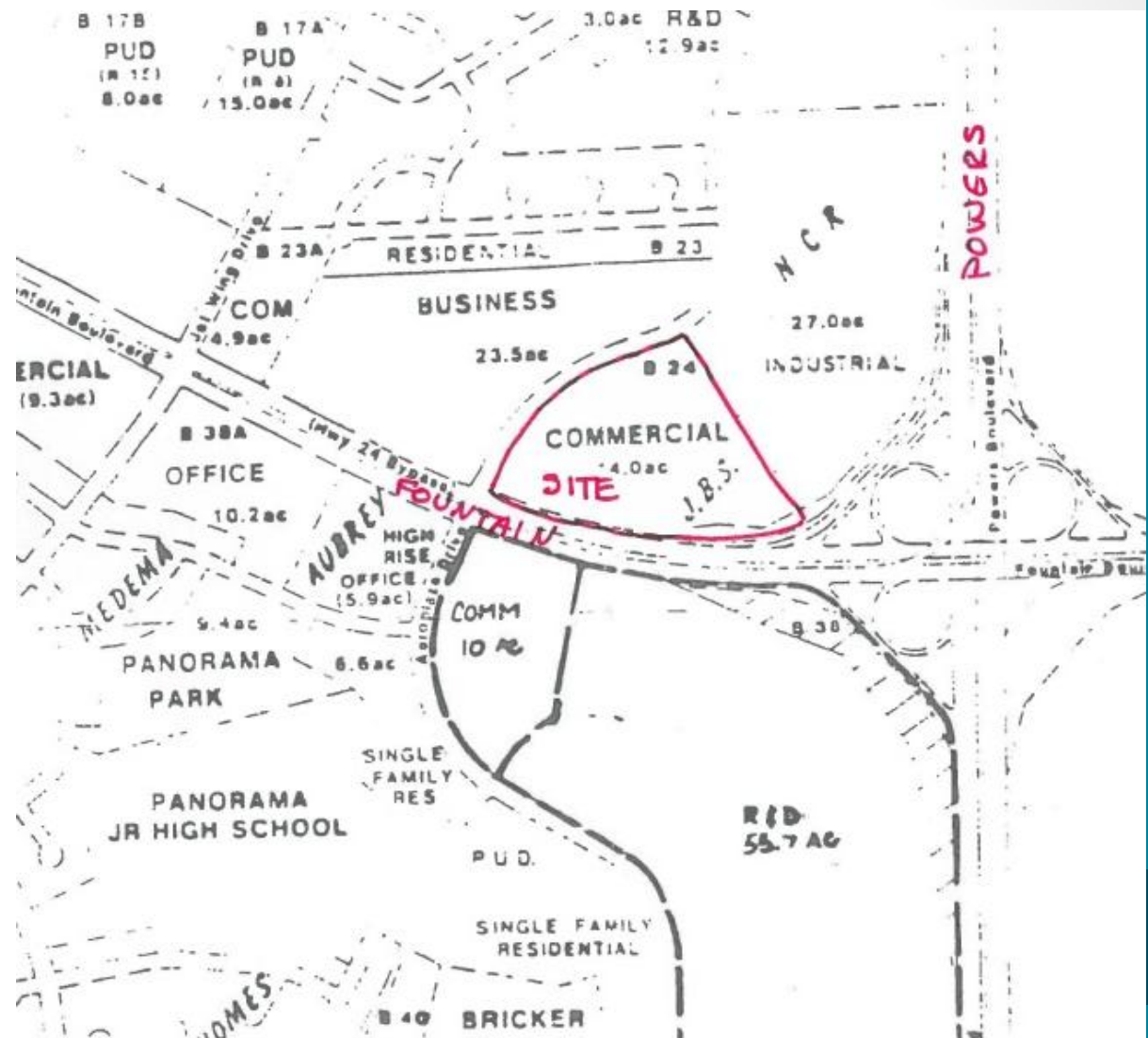
- Consistency with the Comprehensive Plan
- Consistency with the Master Plan
- Consistency with the Zoning Code
- Compatibility with the surrounding neighborhood

# Comprehensive Plan

- 2020 Land Use Map defines the site as an employment center
- An employment center is a major concentration of employment with direct access to major transportation facilities.
- Secondary use of residential with a minimum of 8-11.99 du/ac. This site has 5.9 du/ac.

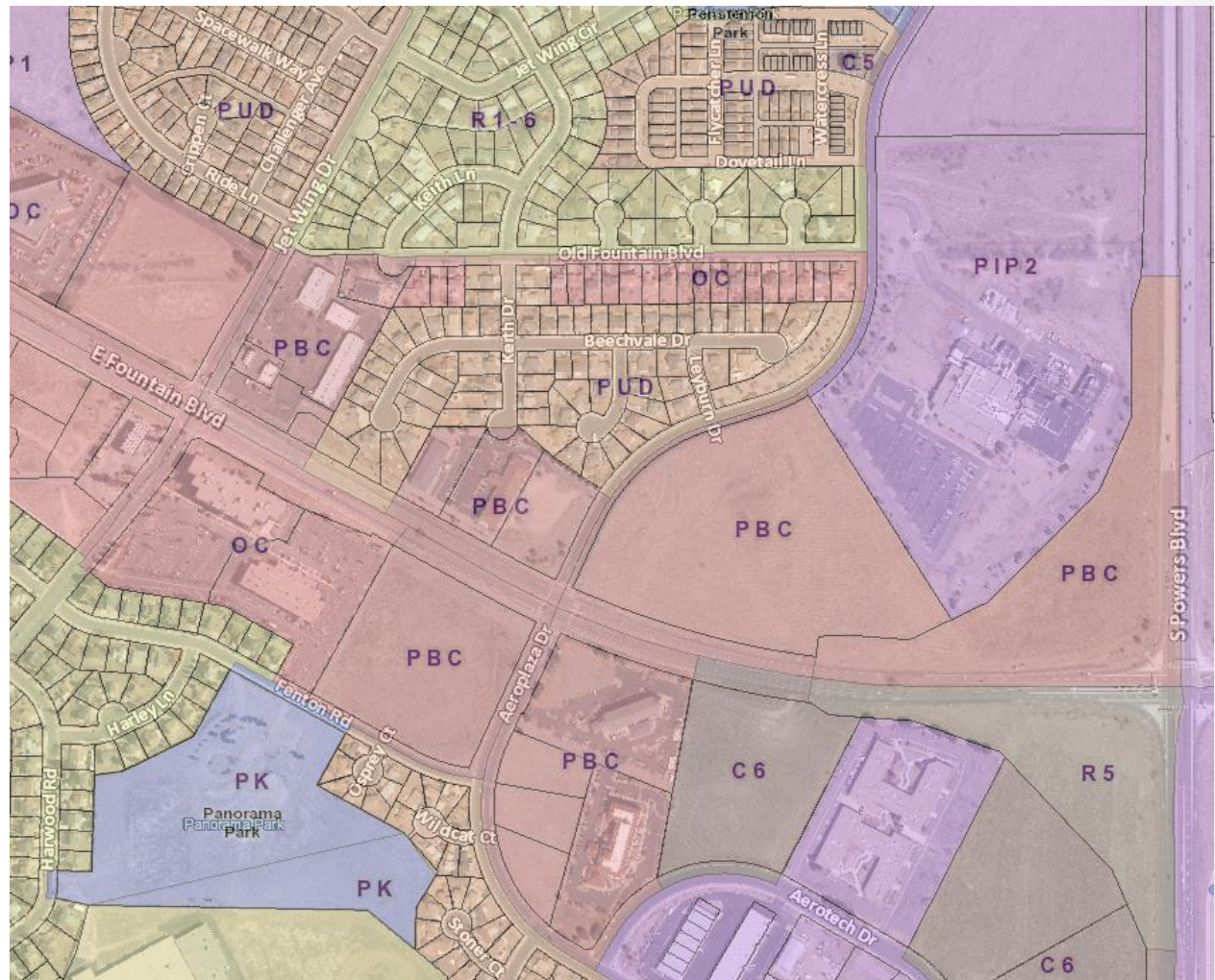
# Master Plan

- The Gateway Park MP shows this site as commercial.



# Zoning Code

- Existing zoning is PBC.
- Majority of the corridor is zoned PBC or OC.





# Compatibility

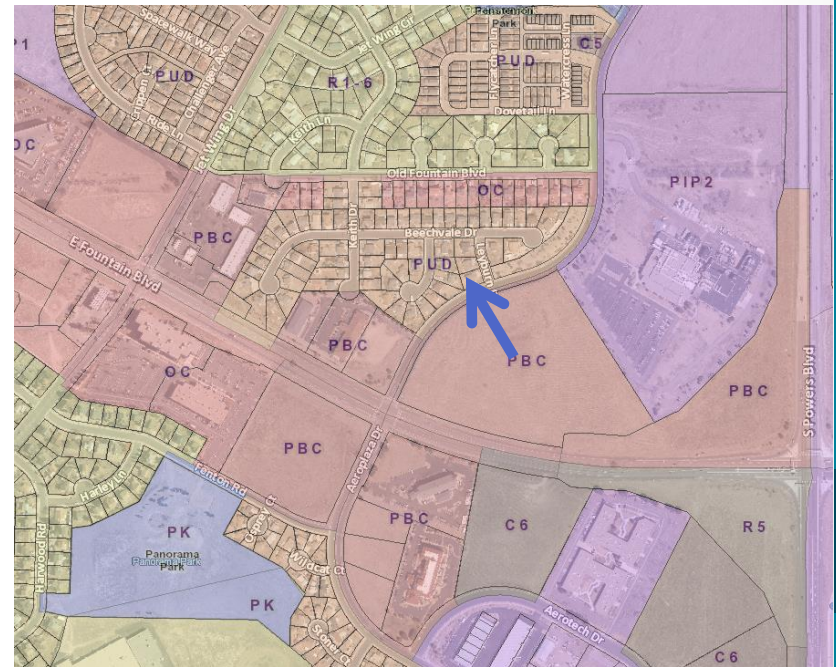
- The property to the north is zoned PIP-2 and is used as manufacturing.
- The properties to the west are commercial and single-family. The single-family have a large berm to buffer from the commercial and industrial uses.
- Fountain Blvd, major arterial, is south of the site.
- A future interchange is planned at Fountain and Powers Blvd.

# Compatibility

- Dpix



# Compatibility



# Recommendation

- City Planning Commission voted 5-4 to deny the zone change and 6-3 to deny the concept plan at the July 16<sup>th</sup> City Planning Commission meeting.
- City Planning Commission and City Staff recommend that City Council deny the zone change and concept plan for the Village at Aeroplaza.

# Questions

