

Prospect Park Master Plan & Fountain and Union Concept Plan

CPC MP 81-A2MJ20

CPC CP 20-00041

City Council

May 26, 2020

Rachel Teixeira



Vicinity Map

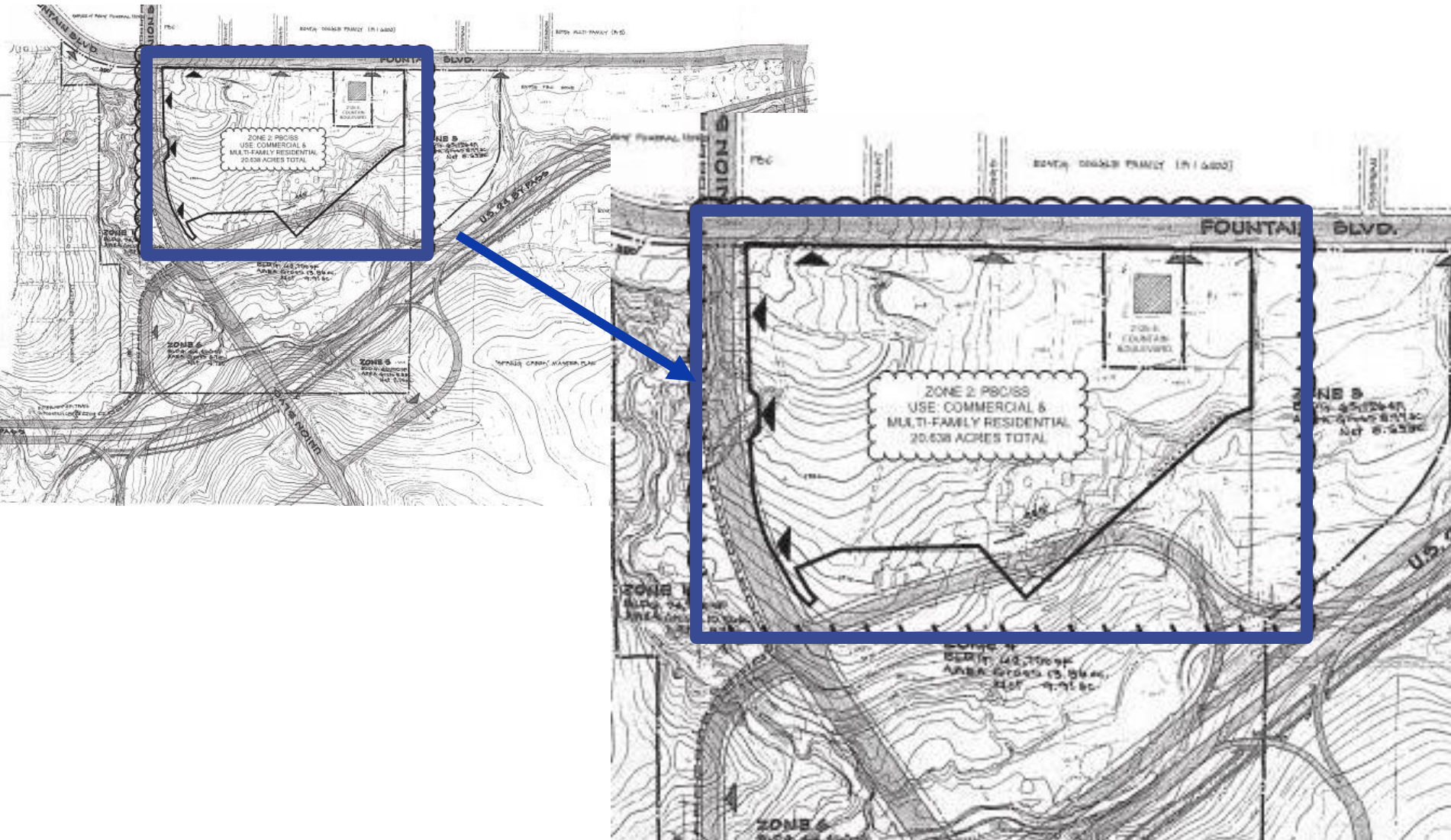


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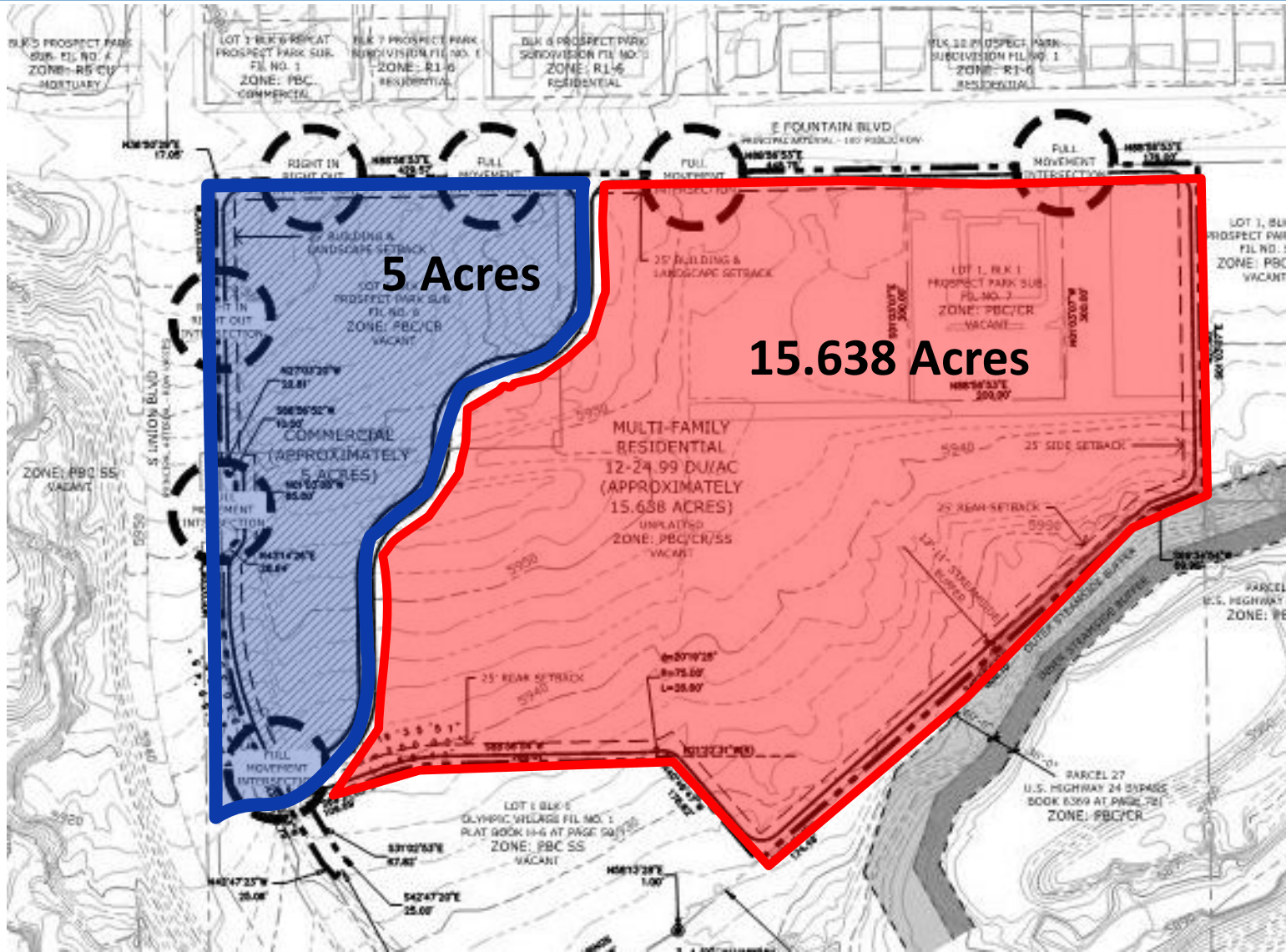


- Existing Property
 - Zoned PBC/SS
 - Currently a vacant property except for the empty restaurant building at 2125 E. Fountain Boulevard
- Two application(s):
 - Prospect Park Master Plan amendment
 - To change from Commercial to Commercial and Residential
 - Fountain and Union Concept Plan
 - To allow commercial and multi-family residential uses (12-24.99 du/ac)
- Neighborhood input – email in support

Master Plan



Concept Plan



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- Variety of Land Uses (Contextual Map)
- Proximity to existing transit services, schools, parks, grocery stores, and vacant commercial areas
- Development Area(s)
 - Fiscal Impact Analysis (FIA)
 - Parks Recreation and Cultural Services
 - Traffic Engineering – Traffic Impact Analysis (TIA)
 - Streamside Overlay
 - Drainage
 - School District
- Conformance with City's PlanCOS
 - Vibrant Neighborhoods and Unique Places
- Conformance with Master Plan

Recommendation



CPC MP 81-16-A2MJ20 – Master Plan Amendment

Approve the Prospect Park Master Plan amendment from Commercial to Commercial and Residential, based on the findings that the master plan amendment request complies with the review criteria for master plans as set forth in City Code Section 7.5.408.

CPC CP 20-00041 –Concept Plan

Approve the concept plan for Fountain and Union for commercial and residential, based upon the findings proposal meets the review criteria for concept plans as set forth in City Code Section 7.5.501(E).

Questions?

