

Stone Mesa Flats

CPC MP 01-00147-A7MJ22

CPC CU 22-00113

CPC R 22-00138

October 11, 2022

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Senior Planner



Applications



CPC MP 01-00147-A7MJ22

A Major Master Plan Amendment to the Greenbriar/Powerwood Master Plan for 5.6 acres to change the land use from Industrial to Multifamily Residential (25+ dwelling units per acre), located at 7044 Tutt Boulevard.

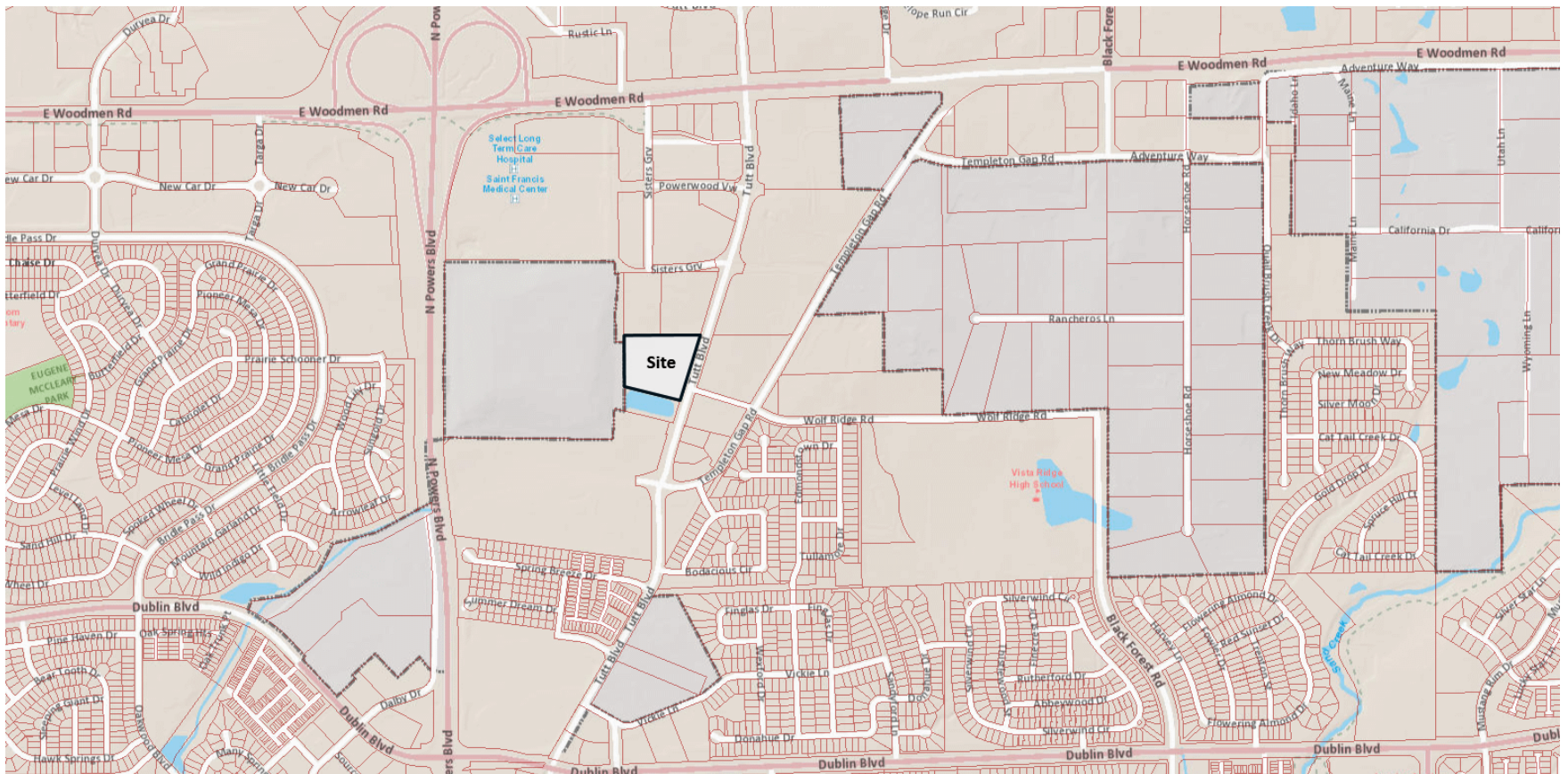
CPC CU 22-00113 – Conditional Use Development Plan

A conditional use development plan for Stone Mesa Flats allowing a 158-unit multi-family development with ancillary site improvements in the M-1/AO (Light Industrial with Airport Overlay) zone district located at 7044 Tutt Boulevard.

CPC R 22-00138 – Administrative Relief

An administrative relief allowing a building height of 51-feet 9 inches from the required maximum building height of 45-feet, located at 7044 Tutt Boulevard.

Vicinity Map



General Information



Background Information

- 5.6 acres
- Zoned M-1/AO (Light Industrial with Airport Overlay)
- Proposed 158-unit multi-family residential development
- Property is currently designated as industrial in master plan.

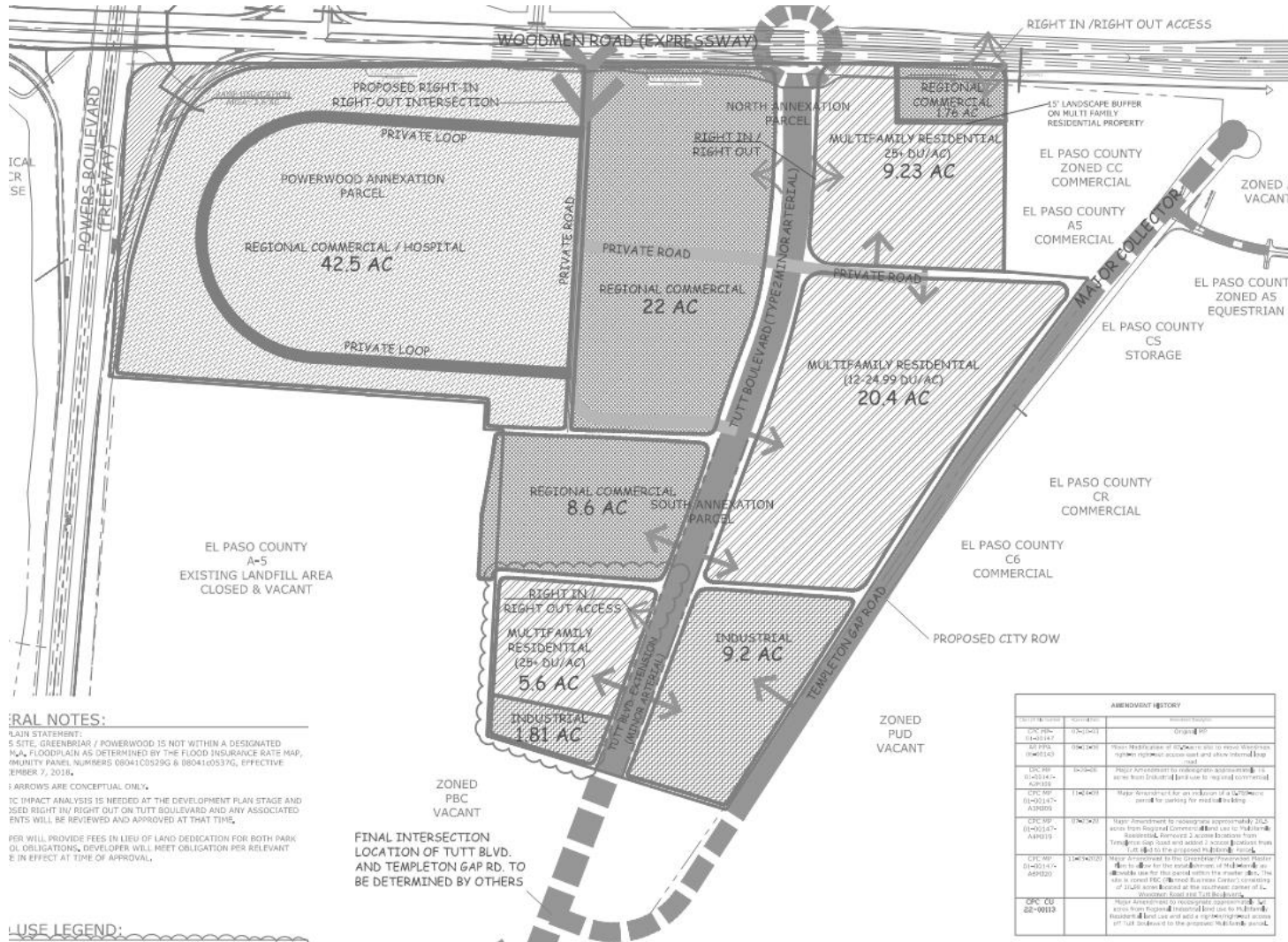
Public Notice

- Site posting and 57 postcards mailed twice: once at the initial review stage and before the Planning Commission Hearing.
- No public comments received.

CPC Action

- CPC recommended approval to City Council in a unanimous vote as a part of the September 14th Consent Agenda.

Master Plan Major Amendment



GENERAL NOTES:

1. MAIN STATEMENT: 5 SITE, GREENHILLS / POWERWOOD IS NOT WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 08041C0529G & 08041C0537G, EFFECTIVE FEBRUARY 7, 2018.

2. ARROWS ARE CONCEPTUAL ONLY.

3. IMPACT ANALYSIS IS NEEDED AT THE DEVELOPMENT PLAN STAGE AND USED RIGHT IN/RIGHT OUT ON TUTT BOULEVARD AND ANY ASSOCIATED INTERSECTIONS WILL BE REVIEWED AND APPROVED AT THAT TIME.

4. PER WILL PROVIDE FEES IN LIEU OF LAND DEDICATION FOR BOTH PARKING OBLIGATIONS, DEVELOPER WILL MEET OBLIGATION PER RELEVANT CODES IN EFFECT AT TIME OF APPROVAL.

FINAL INTERSECTION LOCATION OF TUTT BLVD. AND TEMPLETON GAP RD. TO BE DETERMINED BY OTHERS

USE LEGEND:

Amendment	Number	Effective Date	Amendment Description
CPC 100	000001	01/01/2011	Original CPC
CPC 100	000002	01/01/2011	Minor modifications of language to revise definitions, signage, signage location and other items on the map.
CPC 100	000003	01/01/2011	Minor Amendments to reorganize amendments to align with existing land use to regional commercial.
CPC 100	000004	01/01/2011	Major Amendment for an inclusion of a definition for zoning for medical building.
CPC 100	000005	01/01/2011	Major Amendment to incorporate approximately 200 acres from Regional Commercial into the new Business, Resource & Service Center from the map. Land and add a zoning boundary from the map to the proposed Business, Resource & Service Center.
CPC 100	000006	01/01/2011	Major Amendment to the Greater Frontview Master Plan for the final Review of the map. The map is used for this parcel within the master plan. The map is used for the final Review of the map. The map is used for the final Review of the map.
CPC 100	000007	01/01/2011	Major Amendment to incorporate approximately 200 acres from Regional Commercial into the new Business, Resource & Service Center from the map. Land and add a zoning boundary from the map to the proposed Business, Resource & Service Center.

Administrative Relief - Height



- Max Height Allowed: 45'
- Height requested: 51-feet 9-inches

Recommendations



CPC MP 01-00147-A7MJ22 – MAJOR MASTER PLAN AMENDMENT

Adopt a resolution amending 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, based upon the findings that the request complies with the administrative relief review criteria in City Code Section 7.5.1102.