### **Enclaves at Mountain Vistas**

CPC MP 87-00381-A15MJ16 - LEGISLATIVE

CPC PUZ 16-00010 - QUASI-JUDICIAL

CPC PUZ 16-00011 – QUASI-JUDICIAL

CPC PUP 16-00013 - QUASI-JUDICIAL

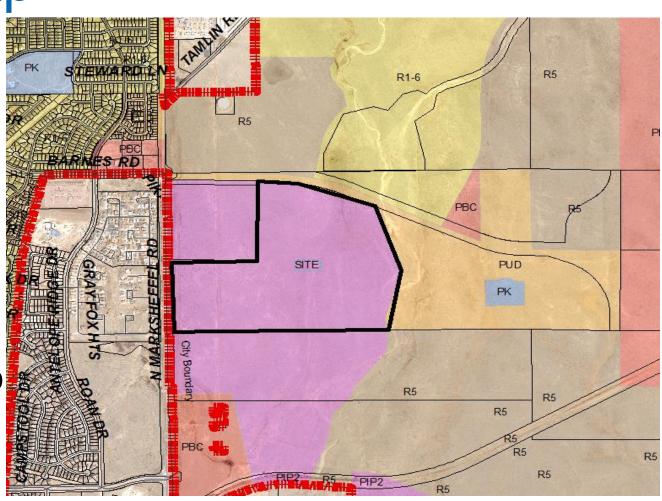


Meggan Herington, AICP Planning Manager



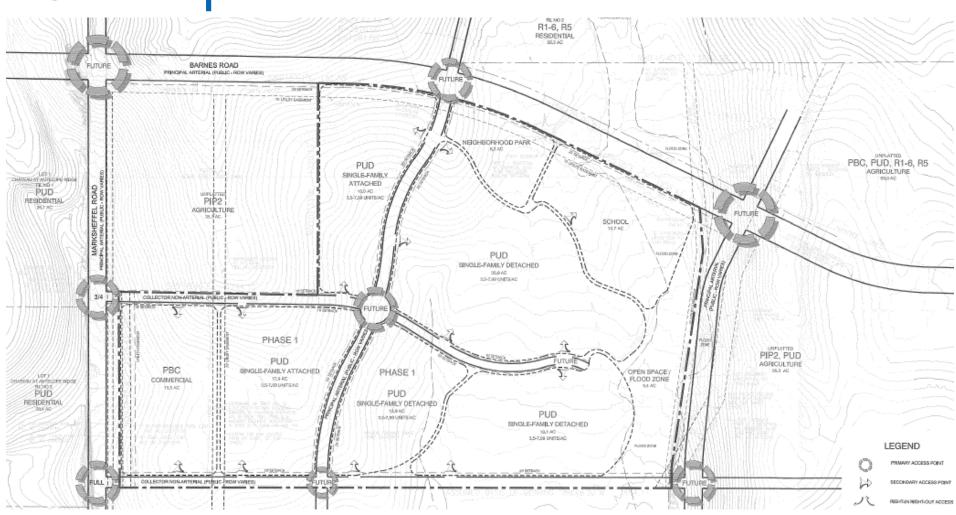
# Vicinity Map

- 153.33 acres
- Industrial to residential
- Rezone 135.63 to PUD
- Rezone 17.7 to PBC





# Concept Plan





## **BLR Master Plan Map**

- Development occurring largely north to south
  - Mainly residential development
  - Villages 1 and 2
  - Villages 3 in the planning phases
- There are approximately 600 vacant acres of industrial to the south (PIP-2)
  - Additional PIP-1 acreage in BLR



#### Recommendation

- Staff recommends approval of the applications finding they are in conformance with the Comprehensive Plan and City Code
  - With the condition that the applicant update the master plan document and associated land use table

 City Planning Commission recommended approval unanimously on the consent calendar at their May meeting



Questions?

