

COMMUNITY PROJECT/REZONING

220932

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2022-00137

Brief Title

A request to approve a rezoning to MPD (Master Planned Development) from districts R-0.5, B4-5, and B3-2, and approving a preliminary development plan, which also acts as a preliminary plat for 179 residential units on about 25.61 acres generally located at the northeast corner of NE 48th St and I-435. (CD-CPC-2022-00137)

Details

Location: generally located at the northeast corner of NE 48th St and I-435.

Reason for Legislation: Rezoning and development plans requires City Council approval

See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.

See attached City Plan Commission Disposition Letter for the Commission’s recommended conditions (if any).

SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- Staff requested condition #10 (in the CPC dispo letter) be added at the Plan Commission hearing. The Commission added the condition and the applicant submitted revised plans. As this condition has been satisfied, condition #10 is removed from the ordinance. “10. The developer shall submit revised plans showing the pedestrian connection to NE 50th St prior to ordinance request.”

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	1 st District O’Neill & Hall
Applicants / Proponents	Applicant Adam DeGonia McClure City Department City Planning & Development Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission 4-1 on 10/4/2022 Voting Aye: Allender, Baker, Hill, Rojas Voting Nay: Sadowski <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold

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	<input type="checkbox"/> Do not pass
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Fact Sheet Prepared By: Genevieve Kohn Planner	Date: 10/13/2022	Initial Application Filed: 7/29/2022
Reviewed By: Joe Rexwinkle Division Manager	Date: 10/13/2022	City Plan Commission Action: 10/4/2022
		Revised Plans Filed: 10/12/2022
		On Schedule: No
		Off Schedule Reason: The case was delayed prior to the CPC hearing because the applicant needed more time to hold their public engagement meeting based on the request of the neighborhood. The ordinance request was delayed because the applicant needed to submit revised plans.
Reference Numbers: CD-CPC-2022-00137		