

Docket # 3.1 & 3.2

# CD-CPC-2024-00130 Rezoning without Plan

# CD-CPC-2024-00106 Development Plan – Non-Residential

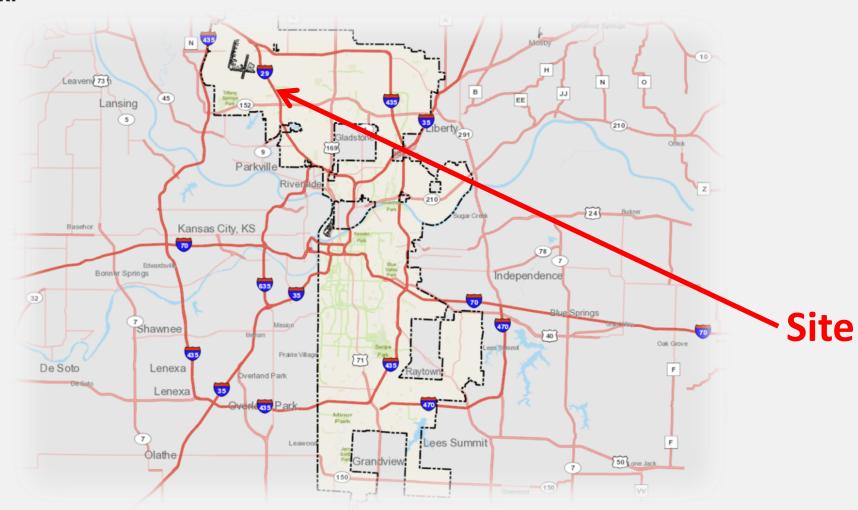
Trails at Ambassador 9400 N. Ambassador Drive

10-16-2024













**Site** 











**Tree Preservation Plan** 



#### PROHBITED & PERMITTED USES

ALL USES PERMITTED UNDER B4-3 ARE ALLOWED EXCEPT:

- ADULT BUSINESSES
- FUNERAL & INTERMENT SERVICES INCLUDING BUT NOT LIMITED TO: CEMETERY/COLUMBARIUM/MAUSOLEUM, CREMATING, UNDERTAKING
- RECREATIONAL VEHICLE PARKING
- WIRELESS COMMUNICATION FACILITY

### DEVELOPMENT PLAN DEVIATIONS

 REQUESTING DEVIATION TO ALLOW FOR INCREASE OF MAXIMUM BUILDING HEIGHT BY 5' TO ALLOW FOR 60' MAX. (55'
ALLOWED BY ZONING)



Table 120-1 Office, Business, and Commercial Districts Use Table						
USE GROUP (refer to <u>88-805</u> Use Groups and Categories)	ZONING DISTRICT					Use Standards
Use Category  » specific use type	0	B1	B2	В3	B4	
» Limited	-	-	-	-	5[1][4]	
Self-Storage Warehouse	-	-	-	-	P[2][4]	88-323, 88-369

#### 88-120-06 - FLOOR AREA LIMITS FOR INDUSTRIAL ESTABLISHMENTS

The gross floor area of allowed industrial establishments in the B4 district may not exceed 25,000 square feet.



#### **REMOVE THE FOLLOWING:**

**#7** - Landscaping plan

#14 - Streetscape plan

#15 - Trail easement

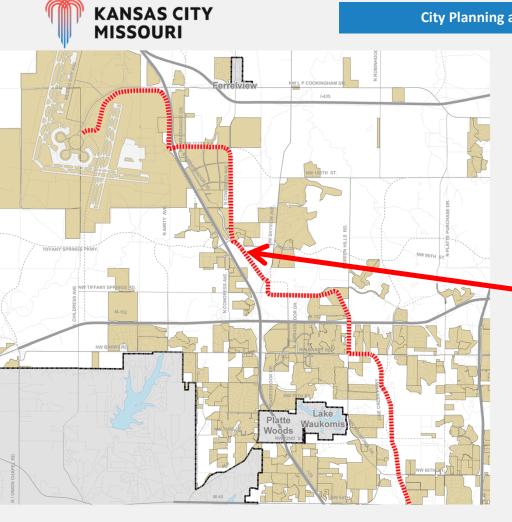
#28, 30, 40, 41 and 42 – KC Water conditions to be addressed when final plat is submitted and reviewed

#### **ADD THE FOLLOWING:**

The preliminary plat shall be revised prior to ordinance request to show the Special Rapid Transit Corridor easement along N. Ambassador Drive.

**Conditions Update** 







**Special Rapid Transit Corridor (SRTC) Easement** 



### **Staff Recommendation**

Case No. CD-CPC-2024-00130 Rezoning without Plan Approval without Conditions

Case No. CD-CPC-2024-00106
Development Plan - Non-Residential
- Approval with Conditions

<sup>\*</sup>remove conditions 7, 14, 15, 28, 30, 40, 41 and 42

<sup>\*</sup>Add SRTC easement condition