

Docket #2

Case No. CD-CPC-2022-00222

Westport Commons

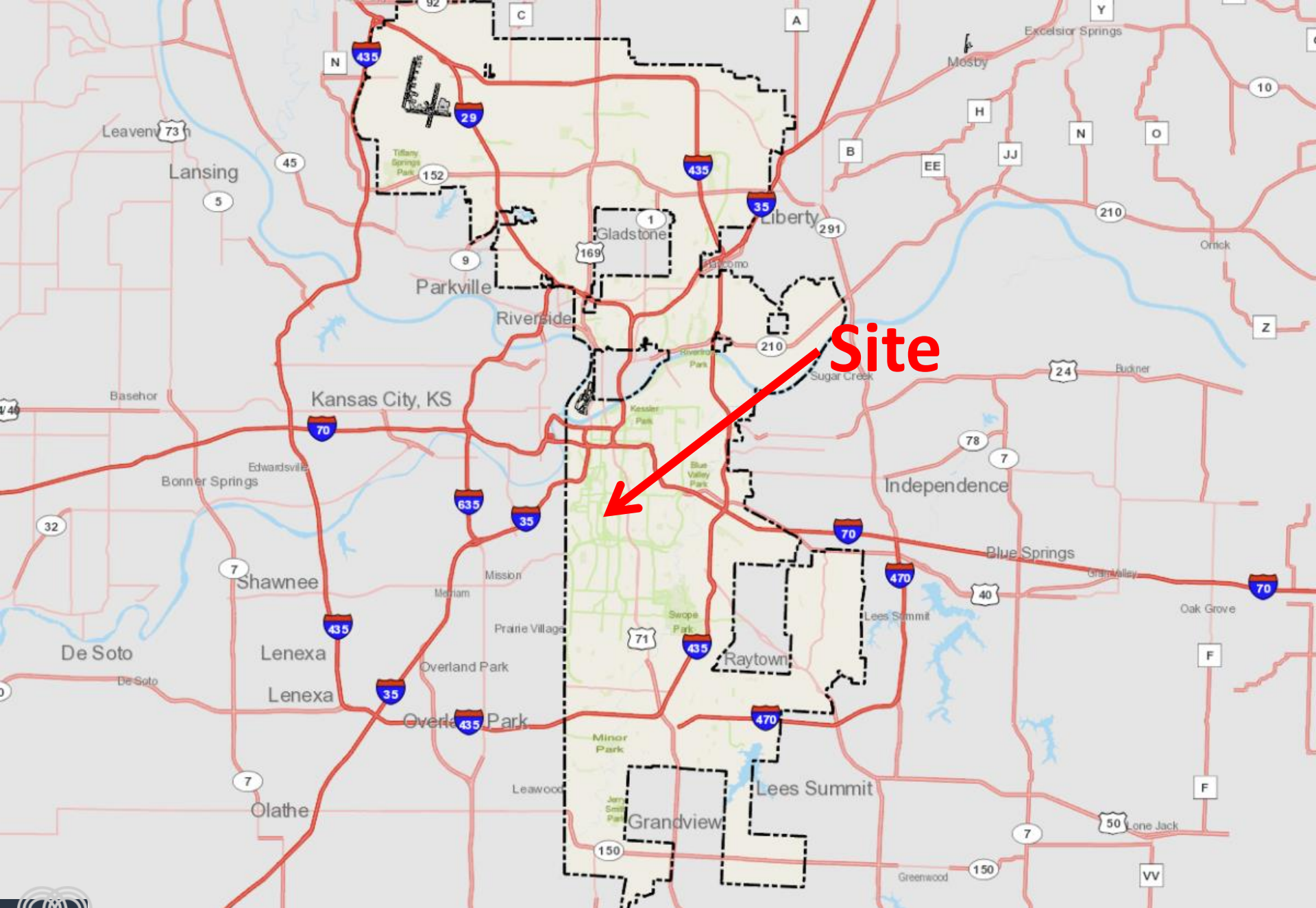
Major Amendment to Approved MPD Plan (Rezoning to MPD)

Development Plan

300 E. 39th Street



Case No. CD-CPC-2022-00222



Site



Case No. CD-CPC-2022-00222



SITE



Case No. CD-CPC-2022-00222



View looking south from E. 38 Street



Case No. CD-CPC-2022-00222



View looking east from Warwick Boulevard



Case No. CD-CPC-2022-00222



View looking southwest from Gillham Road and E. 38th Street



Case No. CD-CPC-2022-00222



View looking northwest from Gillham Road



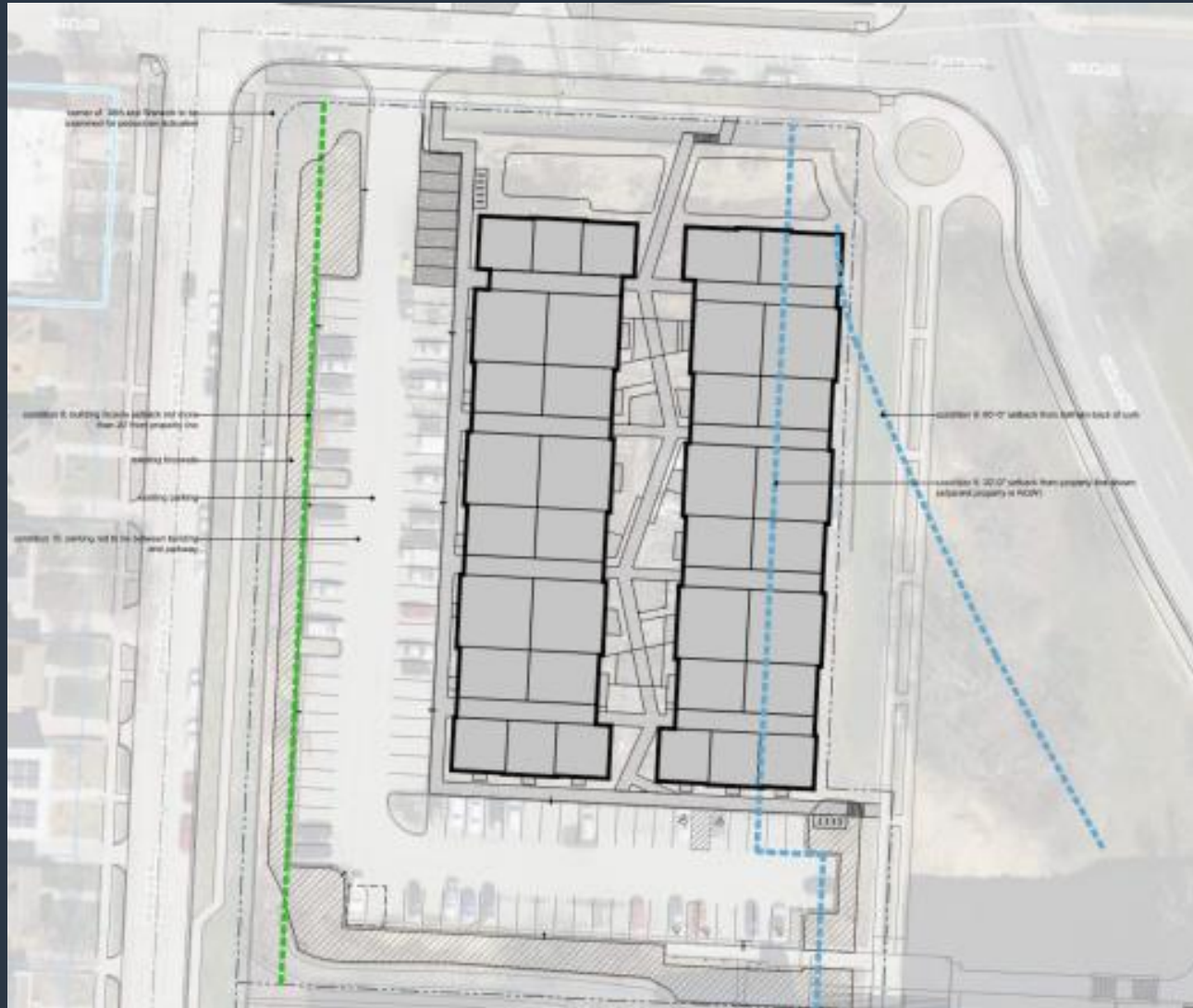
Case No. CD-CPC-2022-00222

- 2 buildings
- 38' in height
- 100 total units
- 103 parking stalls



Deviations to Boulevard & Parkway Standards (88-323)

- Parking adjacent to Warwick
- Setback from Gillham





Layout & Amenities



Case No. CD-CPC-2022-00222



Elevation along E. 38th Street & Gillham Road



Case No. CD-CPC-2022-00222



2 SW Corner Perspective from Parking Lot
scale: NTS



3 SW Corner Perspective from Parking Garage
scale: NTS



4 NW Corner Perspective from E 38th St.
scale: NTS



View from Warwick Boulevard



Case No. CD-CPC-2022-00222



2 | Courtyard Perspective
scale: NTS



3 | Courtyard Perspective
scale: NTS



4 | Courtyard Perspective
scale: NTS



3 Building 01 - South Elevation

scale: 3/32" = 1'-0"



4 Building 01 - North Elevation

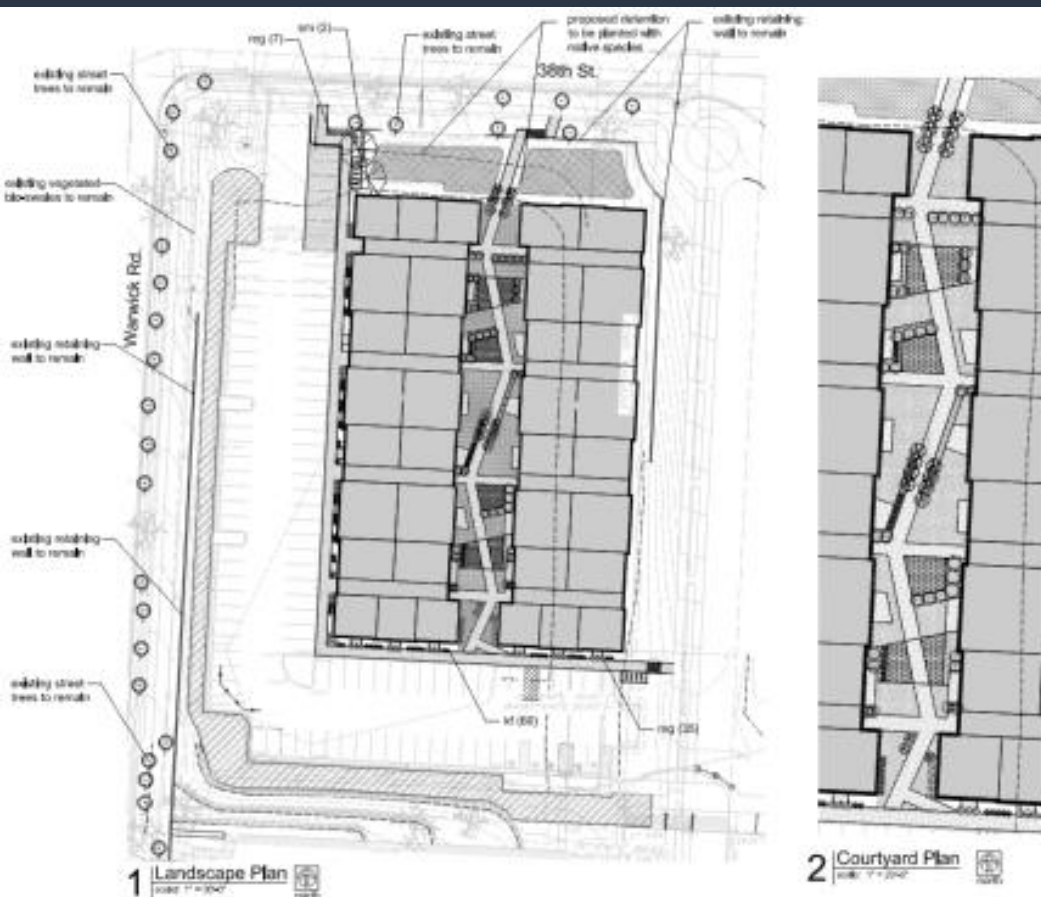
scale: 3/32" = 1'-0"



1 Building 01 - West Elevation

scale: 3/32" = 1'-0"

Elevations



Landscape & Stormwater Plans

88-520-04-B. CONSISTENCY WITH PRELIMINARY DEVELOPMENT PLAN; MAJOR CHANGES

1.increases the proposed gross residential density by more than 2% or involves a reduction of 2% or more in the area set aside for open space, recreation area or other similar non-development area, or the substantial relocation of such areas;

2.increases by more than 10% the total floor area proposed for nonresidential uses;

3.increases by more than 5% the total ground area covered by buildings;

4.increases the height of buildings by more than 5 feet for areas within 100 feet of the outer boundaries of the MPD or by more than 15 feet in other areas; or

5.represents a material change to the preliminary development plan that creates a substantial adverse impact on surrounding property owners.

Criteria for Major Amendments (MPD ZONING) – 88-520-04



Case No. CD-CPC-2022-00222

Staff Recommendation:

Case No. CD-CPC-2022-00222

Approval with Conditions

Staff recommends approval of the proposed deviations to the Boulevard and Parkway Standards (88-323).