

CONCEPT PLAN REVIEW: UPLANDS PARCEL C-1

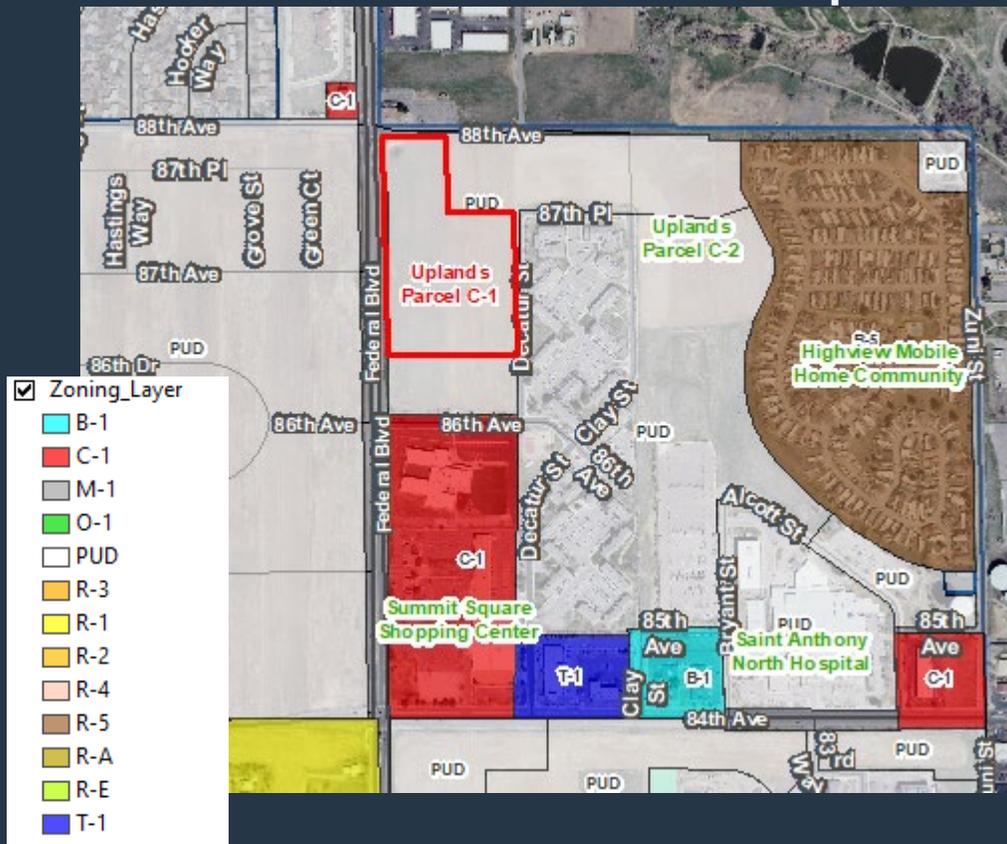
June 17, 2024

Purpose:

Receive a Concept Plan Review Presentation
and Provide Comments to Applicant

Zoning and Comprehensive Plan Designations

Planned Unit Development

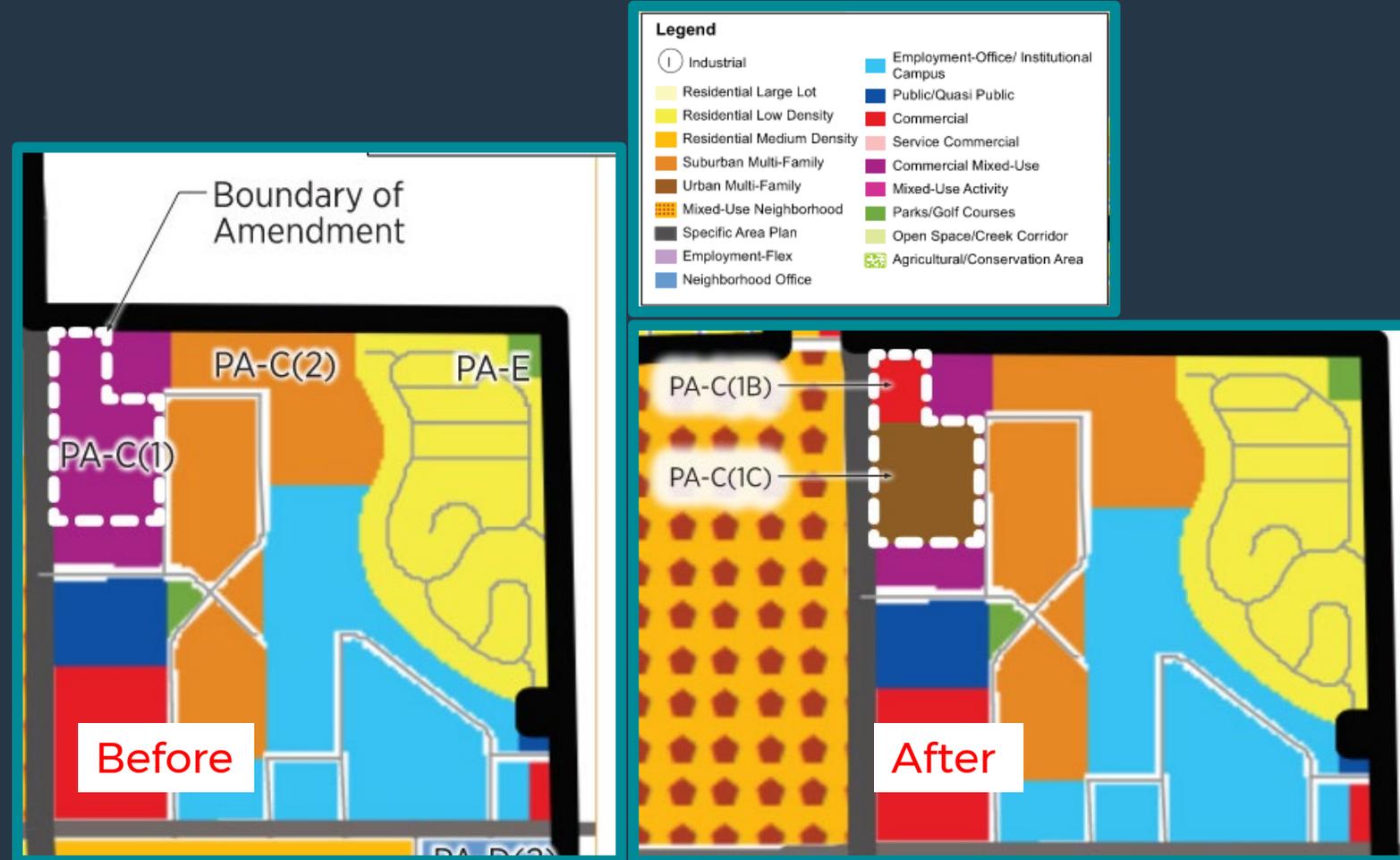


Commercial Mixed-Use

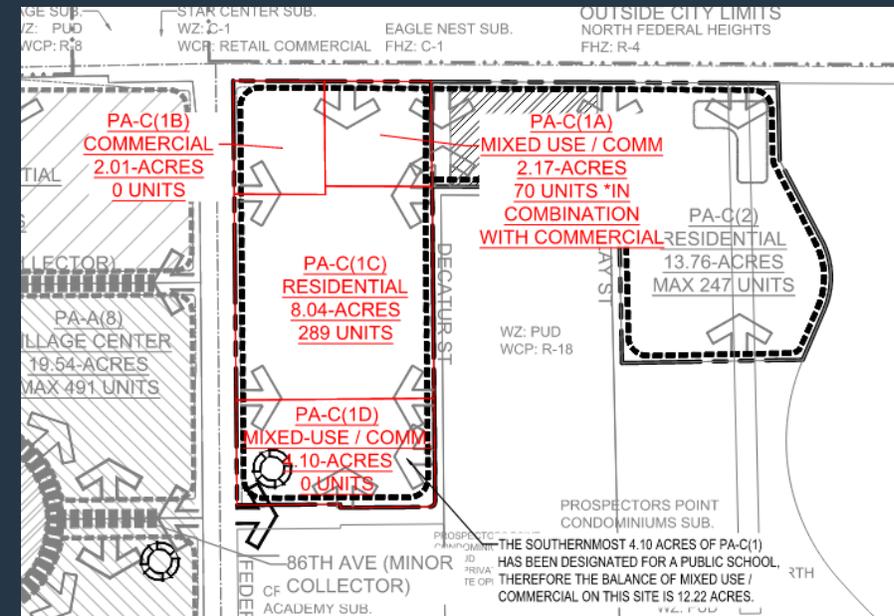


Overview of Development Proposal

- Redesignate 10 acres of Commercial Mixed Use to two acres of Commercial and eight acres of Urban Multi-Family



Proposed PDP Amendment



7. GUIDELINES AND ELEMENTS FROM THE FEDERAL MOBILITY STUDY AND SUBSEQUENT STUDIES REGARDING MULTI-MODAL TRANSIT HUBS, SAFE CROSSINGS, AND AN UNDERPASS WILL BE INCORPORATED INTO FUTURE SITE SPECIFIC ODPs.

8. A MINIMUM OF 30,000 SF OF MIXED-USE (AS DEFINED WITHIN THIS PDP) IS ANTICIPATED WITHIN PARCEL A, PA-A(8). THESE USES MAY BE HORIZONTALLY OR VERTICALLY MIXED AND WILL INCLUDE NEIGHBORHOOD SCALE RETAIL/SERVICES. THE 30,000 SQUARE FEET OF RETAIL/COMM. SPACE WILL BE CONSTRUCTED PRIOR TO 50% OF THE RESIDENTIAL DWELLING PERMITS IN THE UPLANDS. A MAXIMUM TOTAL OF 2,350 DWELLINGS ARE PROPOSED WITHIN THE OVERALL PDP.

PROPOSED LAND USE CHART FOR PA-C(1)

PLANNING AREA	LAND USE	GROSS AREA (AC)	% OF SITE	GROSS DENSITY RANGE MIN - MAX (DU/AC)	MAX # OF UNITS	TYPE OF DWELLING UNITS	MAX HEIGHT	MIN / MAX NON-RESIDENTIAL SF
PA-C(1A)	MIXED-USE / COMMERCIAL	2.17	0.93%	8.0-36.0	70	MF	65'	FAR MIN 0.1 - 1.5 MAX COMM
PA-C(1B)	COMMERCIAL	2.01	0.86%	0.0	0	-	3-STORY	0.45 MAX FAR
PA-C(1C)	RESIDENTIAL	8.04	3.44%	0.0-36.0	289	MF, SFA	5-STORY	-
PA-C(1D)	MIXED-USE / COMMERCIAL	4.10	1.75%	8.0-36.0	0	-	65'	FAR MIN 0.1 - 1.5 MAX COMM
PA-C(1)		16.32	6.98%		359			

PLANNING AREA	LAND USE	GROSS AREA (AC)	% OF SITE	GROSS DENSITY RANGE MIN - MAX (DU/AC)	MAX # OF UNITS	TYPE OF DWELLING UNITS	MAX UNITS BY TYPE (9)			MAX HEIGHT	MIN / MAX NON-RESIDENTIAL SF
							MAX SFD	MAX SFA	OR MF		
PA-A(1)	RESIDENTIAL	22.24 AC	9.51%	4.0 - 5.6	124	SFD, SFA	101	124	-	40'	-
PA-A(2)	RESIDENTIAL	13.98 AC	5.98%	6.0 - 10.3	143	SFD, SFA	125	143	-	40'	-
PA-A(3)	RESIDENTIAL	20.21 AC	8.65%	5.5 - 7.0	141	SFD, SFA	136	141	-	40'	-
PA-A(4)	RESIDENTIAL	13.67 AC	5.84%	7.0 - 9.5	129	SFD, SFA	123	129	-	40'	-
PA-A(5)	RESIDENTIAL	18.20 AC	7.78%	8.0 - 9.5	172	SFD, SFA	163	172	-	40'	-
PA-A(6)	RESIDENTIAL	23.83 AC	10.19%	5.2-5.9	140	SFD, SFA	124	140	-	50'	-
PA-A(7)	RESIDENTIAL	18.62 AC	7.96%	8.0 - 10.3	191	MF	-	140	140	50'	-
PA-A(8)	RESIDENTIAL/ MIXED-USE / COMMERCIAL	19.54 AC	8.35%	20.0 - 25.2	491	SFA	-	203	375	50'	MIN 30,000 SF COMM, MAX 1.0 FAR
PA-B(1)	RESIDENTIAL	16.29 AC	6.96%	4.15 - 5.0	82	SFD, SFA	68	82	-	40'	-
PA-B(2)	RESIDENTIAL	13.32 AC	5.69%	1.0 - 2.0	26	SFD	26	-	-	40'	-
PA-C(1)	MIXED-USE / COMMERCIAL	16.32 AC	6.98%	15.0 - 22.7	370	MF	-	370	65'	65'	MIN 11,000 SF OFFICE, FAR MIN 0.1 - 1.5 MAX COMM
PA-C(2)	RESIDENTIAL	13.77 AC	5.89%	8.0 - 18.0	247	MF, SFD, SFA	111	165	247	65'	-
PA-D(1)	RESIDENTIAL	19.60 AC	8.38%	4.0 - 4.8	94	SFD, SFA	86	94	-	40'	-
PA-D(2)	OFFICE	3.10 AC	1.33%	-	-	-	-	-	-	65'	MIN 47,000 SF, MAX FAR 0.35
PA-E	PRIVATE O.S.	1.23 AC	0.53%	-	-	-	-	-	-	-	-
		233.92 AC	100%		2,350						

Concept Plan Review Public Notice

Notice Provided:

- 4 Signs on property
- Notice in newspaper
- 1001 notices mailed



Required Development Applications

- Comprehensive Plan Amendment
- Preliminary Development Plan Amendment (PDPA)