

COMMUNITY PROJECT/REZONING

Ordinance Fact Sheet

Case No. CD-CPC-2022-00150

Brief Title

A request to approve a major amendment to a previously approved development plan to allow construction of two multi-unit residential buildings containing 112 units on about 4 acres generally located in the Bristol Commercial area at the northwest corner of NW Shoal Creek Pkwy and HWY 169. (CD-CPC-2022-00150)

Details

Location: generally located at the northwest corner of NW Shoal Creek Pkwy and HWY 169

Reason for Legislation: 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:

- The following conditions in the staff were removed by the City Plan Commission because the property is not being platted, there was no TIS required for this project, and duplicate storm drainage comment.
- #5, 7, 8, 10, 22
- A new condition was added by the Commission at the request of staff and the applicant that is #5 in the CPC Disposition letter. See language below:
- "The developer shall receive approval of a minor subdivision lot line adjustment, prior to building permit, to ensure all lots in the development area are served properly by public utilities"

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Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	2 nd District Loar, Fowler
Applicants / Proponents	Applicant Rachele Biondo Rouse Frets White Goss Gentile Rhodes 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 8-0 on 10/4/2022 By Allender, Baker, Crawl, Hill, Rojas, 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: 10/6/2022	Initial Application Filed: 8/11/2022
Reviewed By: Joe Rexwinkle Division Manager	Date: 10/6/2022	City Plan Commission Action: 10/4/2022
Reference Numbers: CD-CPC-2022-00150		Revised Plans Filed: 9/16/2022
		On Schedule: Yes
		Off Schedule Reason: N/A