

Ordinance No. 230991

Rezoning without Plan

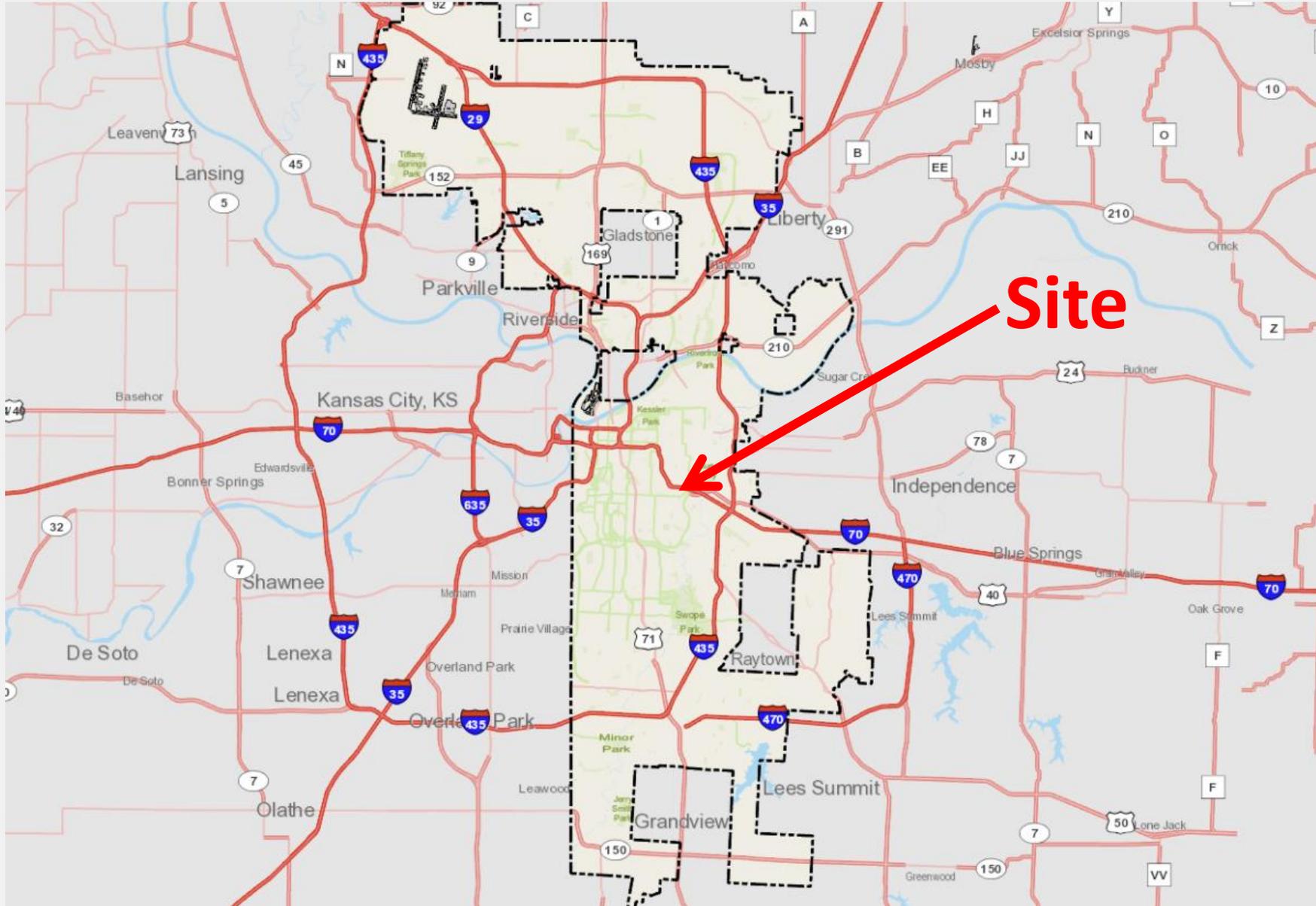
Taco Bell – Van Brunt Rezoning
3030 Van Brunt Boulevard

December 6, 2023

Prepared for

Neighborhood Planning and Development

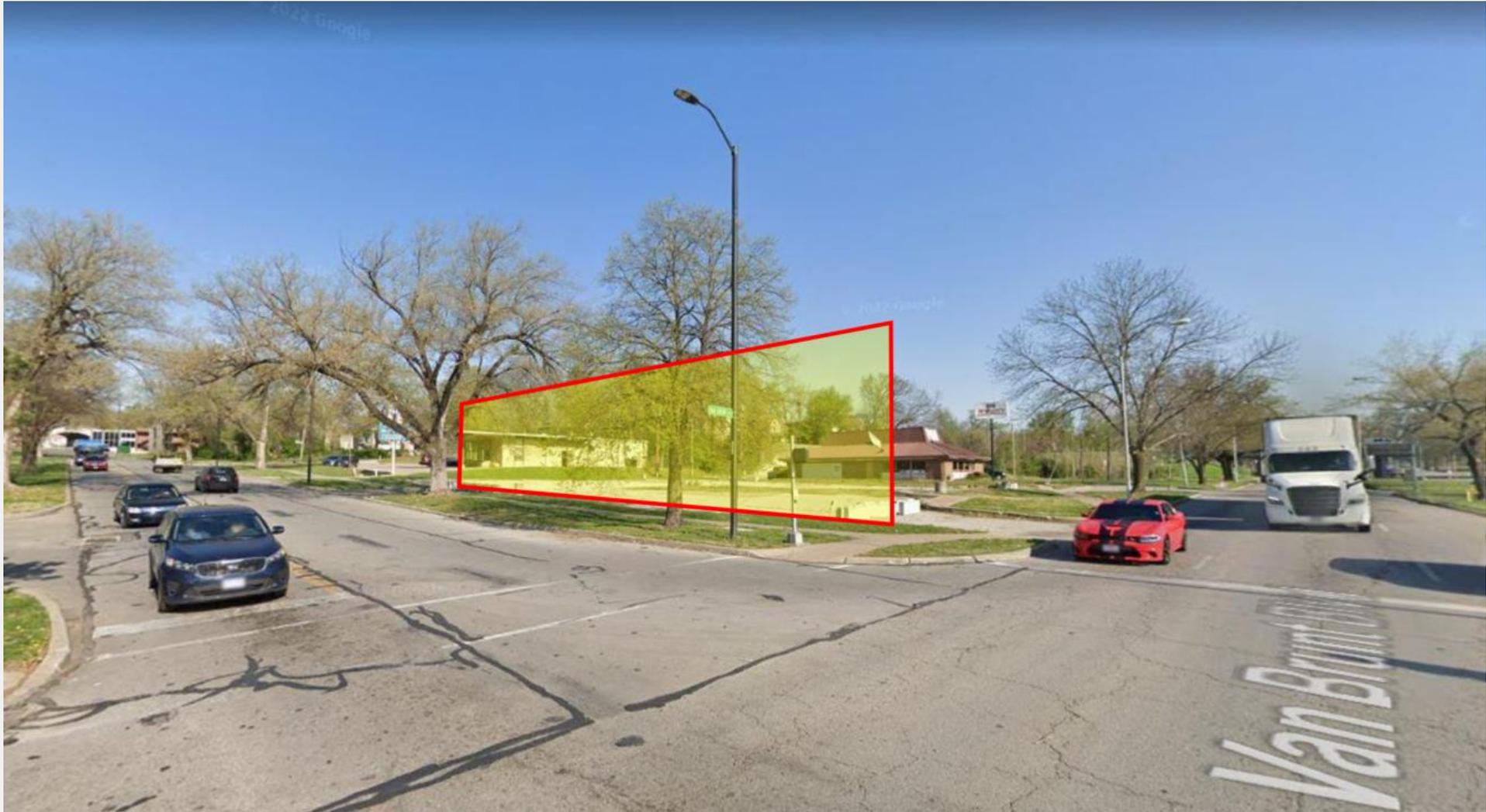




Site

- ~ 1.1 acres
- **Taco Bell currently under construction**
(CD-SUP-2022-00033 approved 12/13/2022)
- B3-2 zoning
- Located on a development node





View looking northwest from Linwood & Van Brunt Boulevard



View looking southwest from Van Brunt Boulevard

Applicant is requesting to rezone from B3-2 to B4-2

88-445-08 - ADDITIONAL REQUIREMENTS FOR SPECIFIC SIGN TYPES IN NON-RESIDENTIAL DISTRICTS



88-445-08.A. MONUMENT SIGNS

1. All monument signs must be set back a minimum of 10 feet from the property line.
2. All monument signs must be set upon a solid base of material and design compatible with that of the development. The width of the base must be a minimum of 75 percent of the width of the widest part of the sign.
3. Electronic, digital, or motorized monument signs are permitted in Districts B4, UR, D, and M, provided that the message or image does not change more than once every hour, and provided that the sign complies with the following requirements:





View looking west from Van Brunt Boulevard

CPC Recommendation

Case No. CD-CPC-2023-00147

Approval without conditions

Staff Recommendation

Approval without conditions

Ordinance No. 230992

Development Plan – Non-Residential

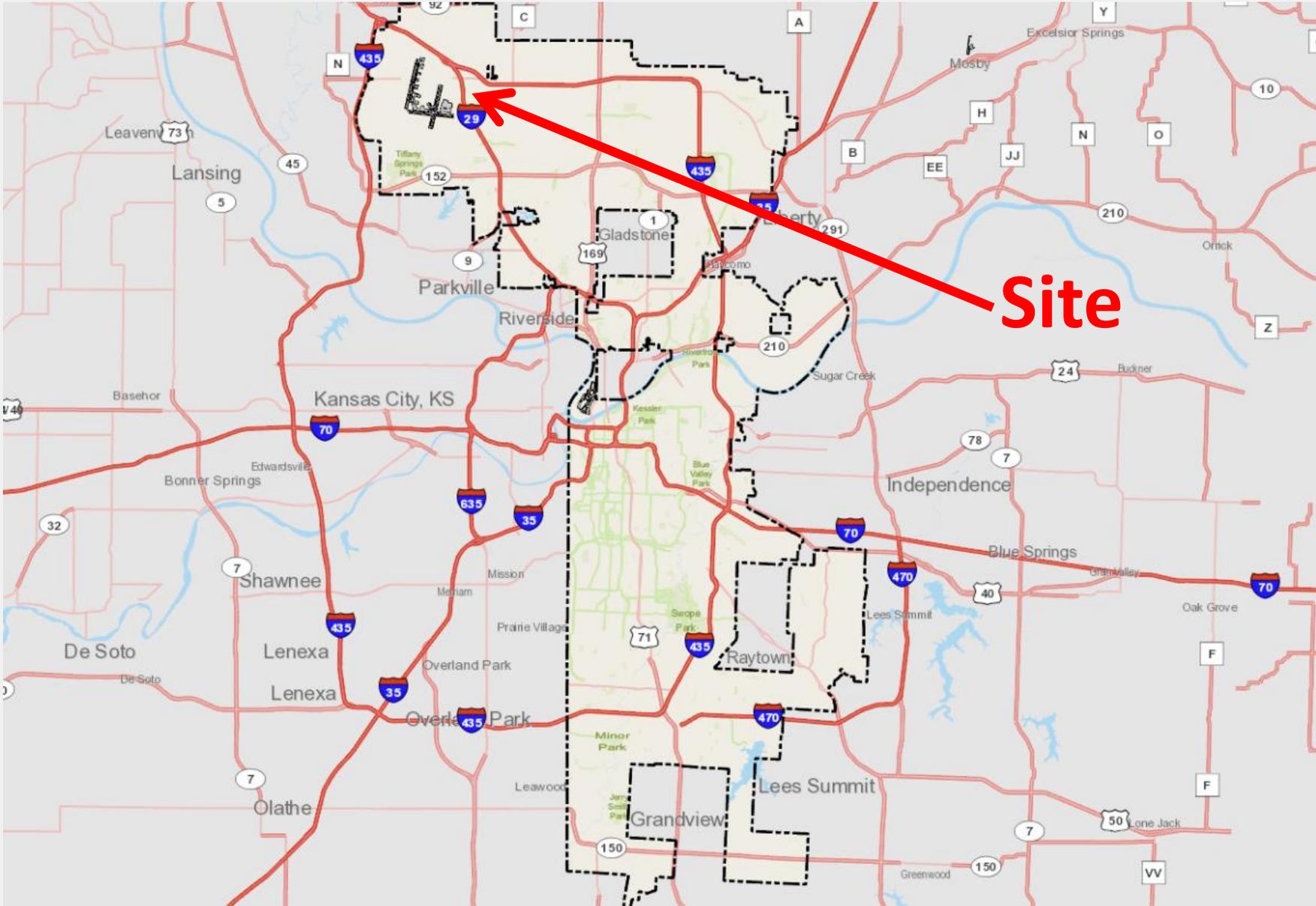
Hulsing Hotel Addition at KCI
11832 NW Plaza Circle

December 6, 2023

Prepared for

Neighborhood Planning and Development



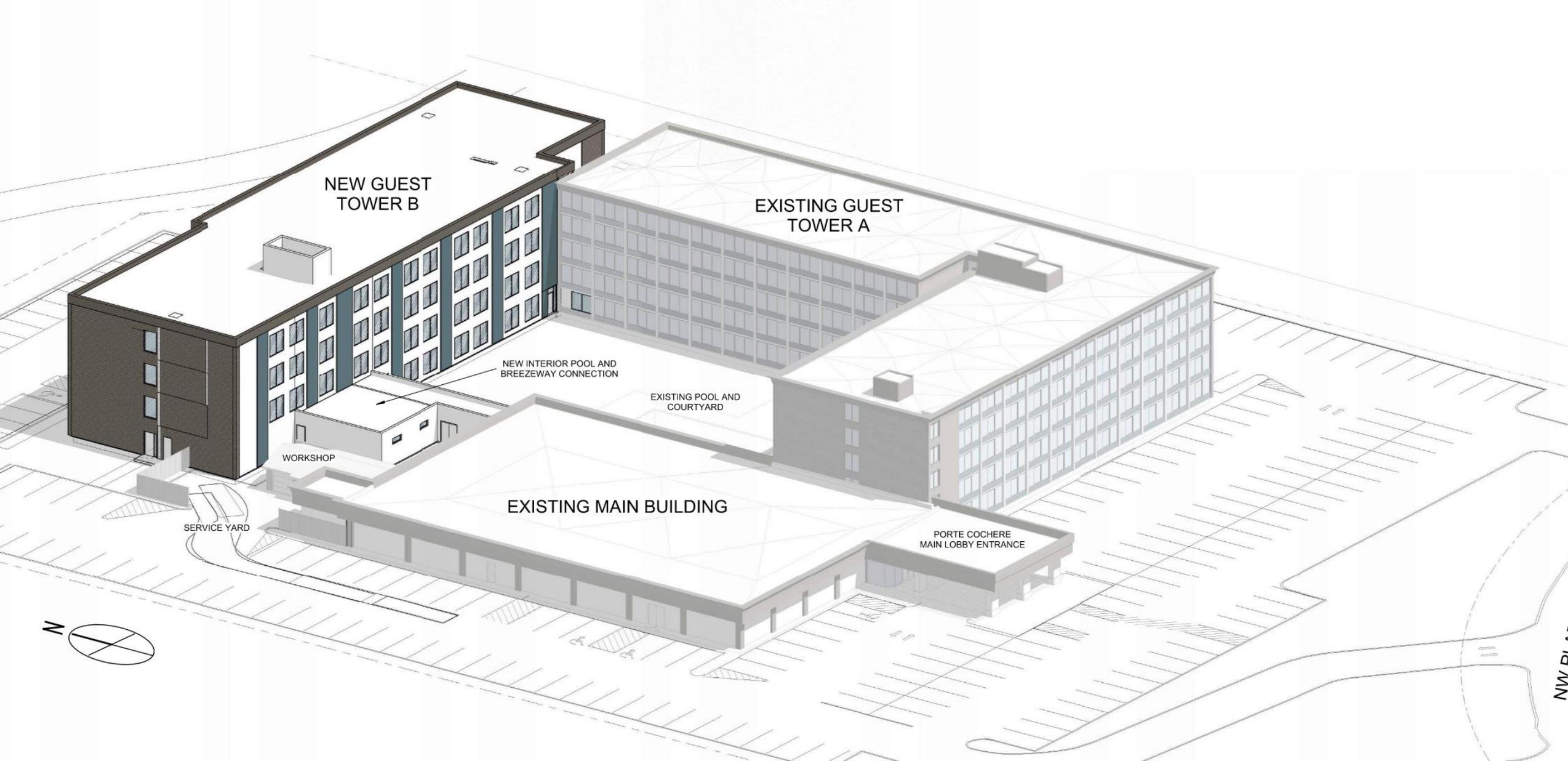


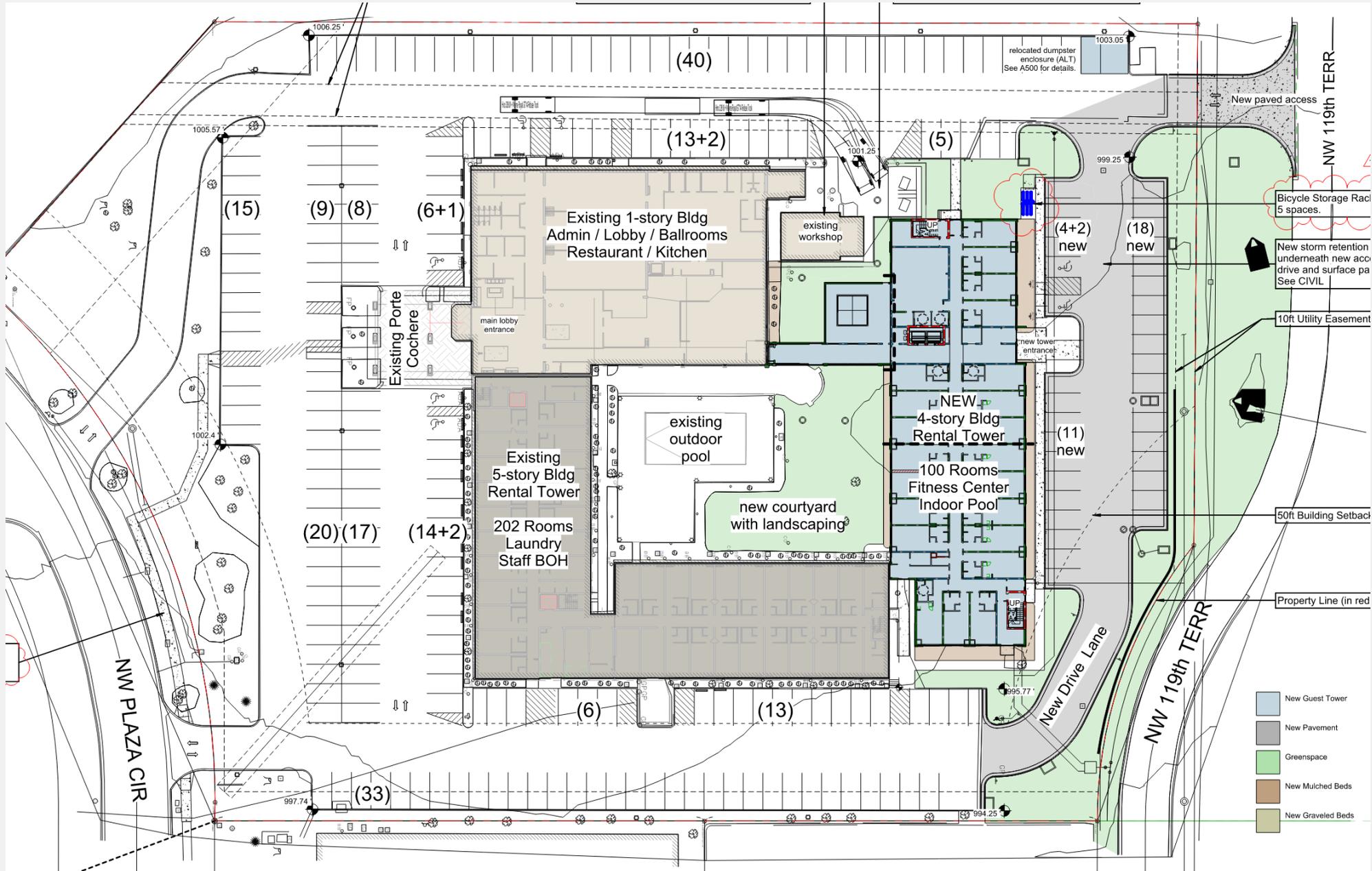


View looking northwest from NW Plaza Circle



View looking south from NW 119th Terrace







CPC Recommendation

Case No. CD-CPC-2023-00154

Approval with conditions

Staff Recommendation

Approval with conditions

Ordinance No. 230993

Development Plan – Non-Residential

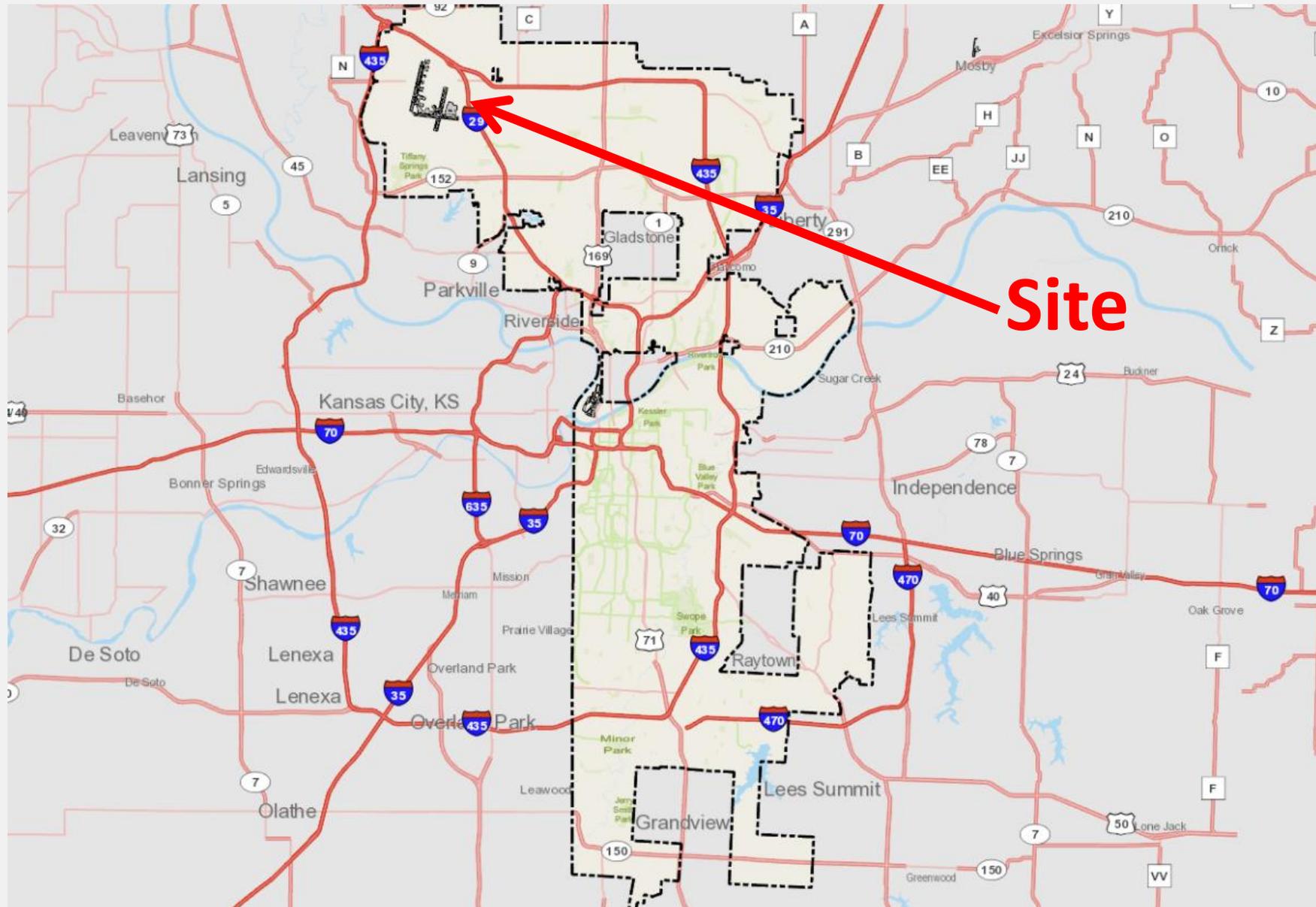
Courtyard by Marriott at KCI
11301 N. Newark Circle

December 6, 2023

Prepared for

Neighborhood Planning and Development





- ~ 5.1 acres
- B3-3 zoning
- Adjacent to KCI
- Proposed two phases
- 140 rooms (Phase I)

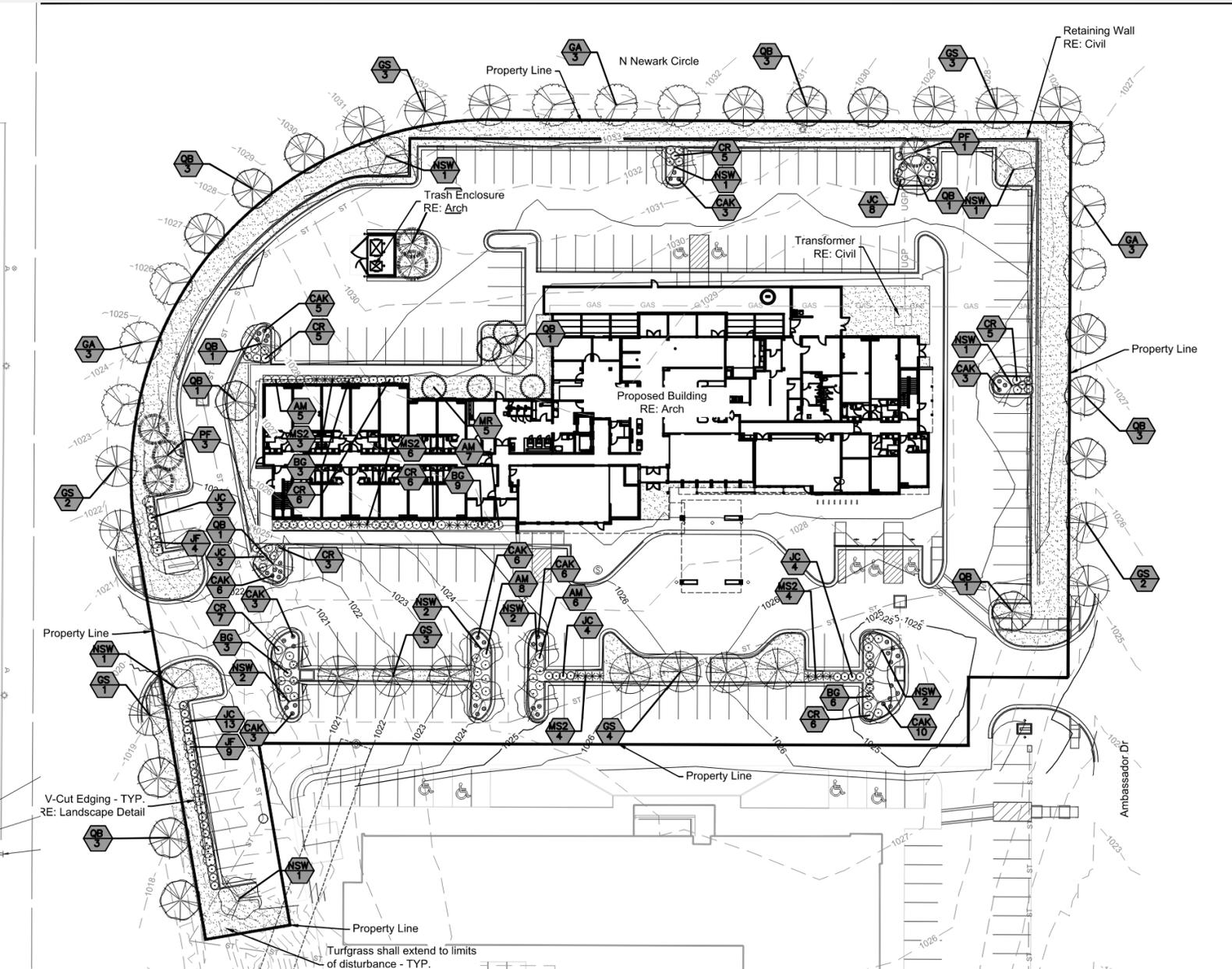
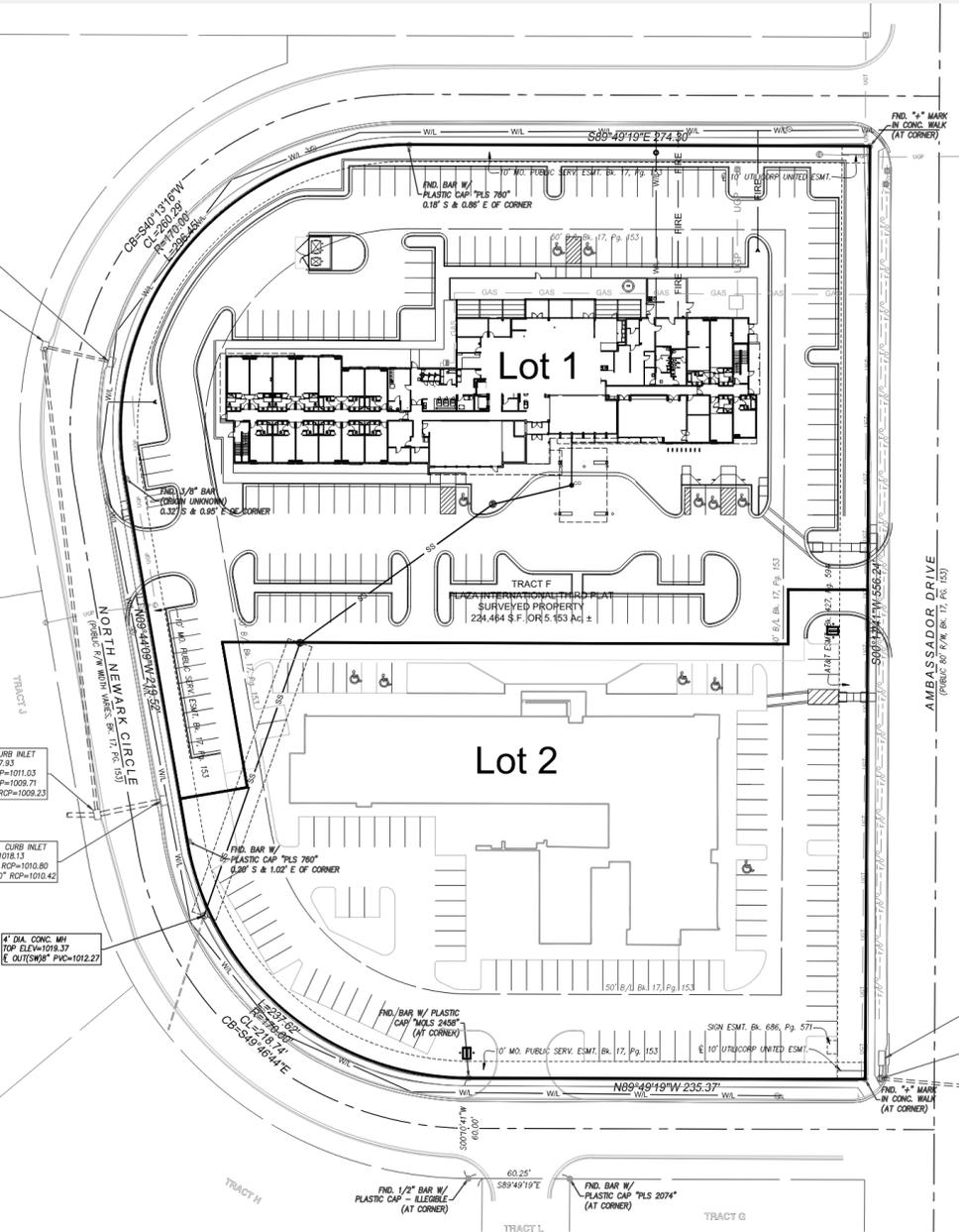




View looking southwest from N. Ambassador Drive



View looking northwest from N. Ambassador Drive



Retaining Wall
RE: Civil

Property Line N Newark Circle

Trash Enclosure
RE: Arch

Transformer
RE: Civil

Proposed Building
RE: Arch

Property Line

Property Line

Property Line

Property Line

V-Cut Edging - TYP.
RE: Landscape Detail

Turfgrass shall extend to limits
of disturbance - TYP.



CPC Recommendation

Case No. CD-CPC-2023-00152

Approval with conditions

Staff Recommendation

Approval with conditions