

COMMUNITY PROJECT/REZONING

210442

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2020-00205 – Tiffany Greens

Brief Title

Rezoning an approximately 834 acre tract of land generally located between N.W. 108th Street on the north, N.W. Old Tiffany Springs Road on the south, Tiffany Greens Country Club and N. Skyview Avenue on the west and N. Green Hills Road on the east, from District R-7.5 to District MPD, and approving a MPD development plan that serves as a preliminary plat for the development of mixed-use, residential and commercial uses. (CD-CPC-2020-00205)

Details

Location: southwest corner of NW 104 th Street and Green Hills Road
Reason for Legislation: Rezoning and Development Plan require ordinance approval by the City Council.
At its June 15, 2021 meeting, the City Plan Commission recommended approval with conditions.
<p>EXISTING CONDITIONS The site is currently green field with a golf course through a portion of the property.</p> <p>NEARBY DEVELOPMENTS North: NW 108th St beyond which is Tiffany Lakes subdivision and undeveloped land. South: Tiffany Woods Subdivision in the west and NW Old Tiffany Springs Rd in the east. East: N Green Hills Rd (a small portion of the plan area lies east of Green Hills Rd) beyond which are, south to north Genesis subdivision and undeveloped land. West: Existing portion of the Tiffany Greens Subdivision and golf course, beyond which is N Skyview Ave.</p> <p>SUMMARY OF REQUEST The applicant is seeking approval of a rezoning to District MPD (Master Planned Development) and a preliminary development plan which also acts as a preliminary plat.</p> <p>KEY POINTS</p> <ul style="list-style-type: none"> • Master Planned Developments (MPD) such as this require approval of preliminary development plan concurrent with rezoning. Final development approval from the City Plan Commission is required prior to development of each phase after City Council approves the rezoning and preliminary development plan. • The preliminary development plan (PDP) proposes the following: <ul style="list-style-type: none"> ○ Development of 834 acres in 45 phases between 2022 and 2052. ○ 1,873 dwelling units consisting of 1,319 detached house lots (single-family), 100

Positions/Recommendations

Sponsors	Cm Dan Fowler
Programs, Departments or Groups Affected	2 nd District (Fowler, Loar)
Applicants / Proponents	<p>Applicant Patricia Jensen on behalf of Tiffany Greens Inc</p> <p>City Department City Planning & Development</p> <p>Other</p>
Opponents	<p>Groups or Individuals</p> <p>Basis of Opposition</p>
Staff Recommendation	<p><input checked="" type="checkbox"/> For</p> <p><input type="checkbox"/> Against</p> <p>Reason Against</p>
Board or Commission Recommendation	<p>City Plan Commission (5-0) 6/15/21 By Allender, Beasley, Crowl, Enders, Rojas</p> <p><input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken</p> <p><input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)</p>
Council Committee Actions	<p><input type="checkbox"/> Do Pass</p> <p><input type="checkbox"/> Do Pass (as amended)</p> <p><input type="checkbox"/> Committee Sub.</p> <p><input type="checkbox"/> Without Recommendation</p>

dwelling units in multiplex buildings, and 454 dwelling units in multi-unit buildings (150 of which are marketed toward senior residents).

- o A total of 1,084,000 square feet of commercial space is proposed consisting of 589,000 square feet dedicated to retail tenants and the balance (495,000 sf) dedicated to office tenants.
- o The nonresidential uses are concentrated near the intersection of N Green Hills Rd and Tiffany Springs Pkwy (extended) and N Green Hills Rd and NW Old Tiffany Springs Rd and contained in Phases 18, 19A, 21A, 21B, 22B, 23, and 26B. The remaining 38 phases are single-use residential.
- o The applicant has submitted a Traffic Impact Study which has been accepted and reviewed by the Public Works Department. A copy is attached.
- o The applicant has submitted Design Standards which will serve to govern the architectural and site planning standards for each phase. Staff will evaluate all final plans against the approved preliminary development plan and these standards for compliance as each phase is developed.

PROFESSIONAL STAFF RECOMMENDATION

City Planning and Development Staff recommend approval with conditions.

PLAN REVIEW

See City Plan Commission Staff report for more information and additional detailed analysis.

	<input type="checkbox"/> Hold
	<input type="checkbox"/> Do not pass
Policy or Program Change	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Operational Impact Assessment	n/a

Finances

Cost & Revenue Projections – Including Indirect Costs	n/a
Financial Impact	n/a
Funding Source(s) and	n/a

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Appropriation Account Codes	

Fact Sheet Prepared By: Diane M Binckley, AICP Staff Planner	Date: 06/15/21	Initial Application Filed: December 24, 2020
Reviewed By: Jeffrey Williams, AICP Director	Date: 06/15/21	City Plan Commission: May 4, 2021 and June 15, 2021
Reference Numbers: Case No.'s CD-CPC-2020-00205		