

Docket Item #2

Development Plan: Skyview Crossing at Tiffany Springs
CD-CPC-2024-00118

November 6, 2024

City Plan Commission



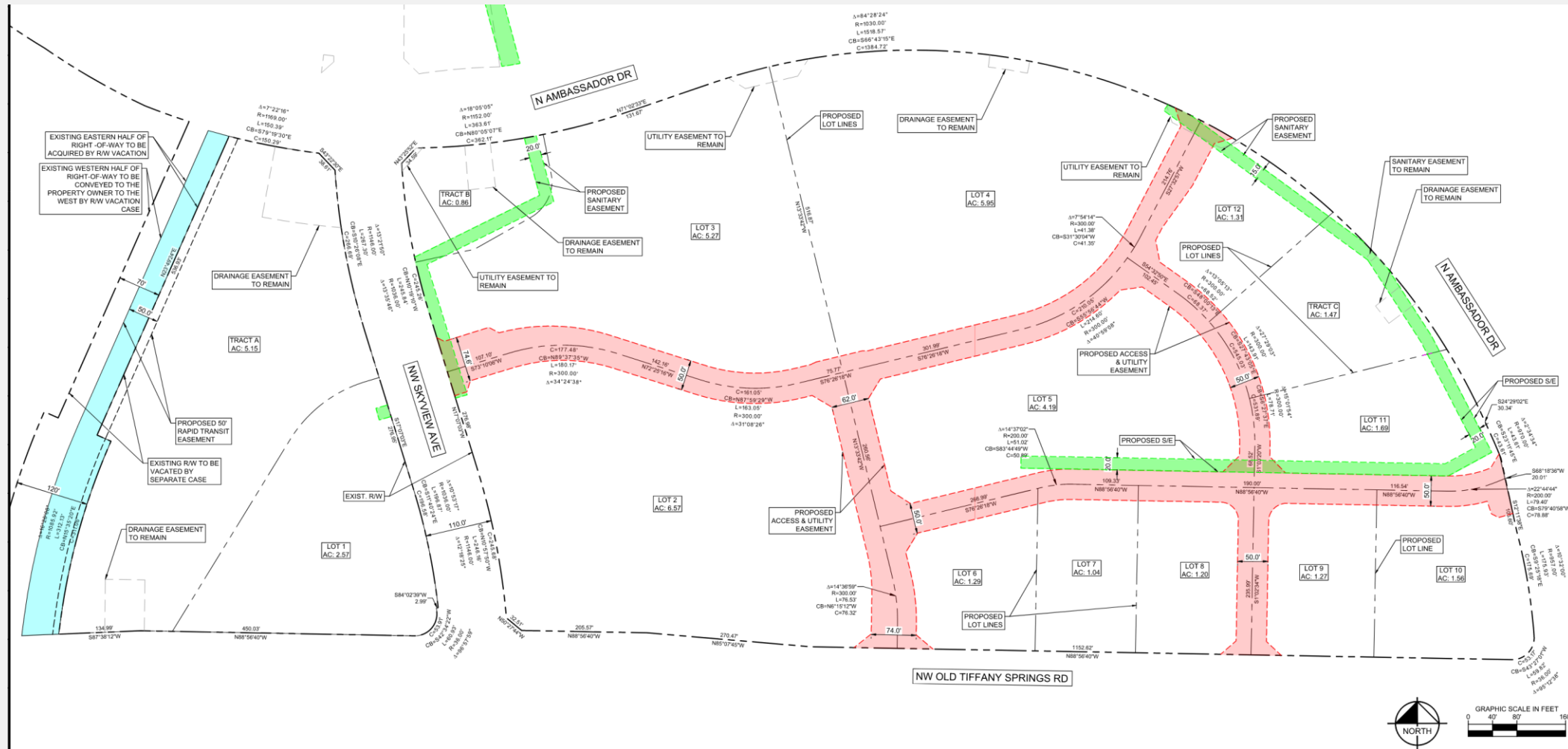
Looking northeast from Skyview & NW Old Tiffany Springs



Looking north down the former Skyview Right-of-Way



Development Plan

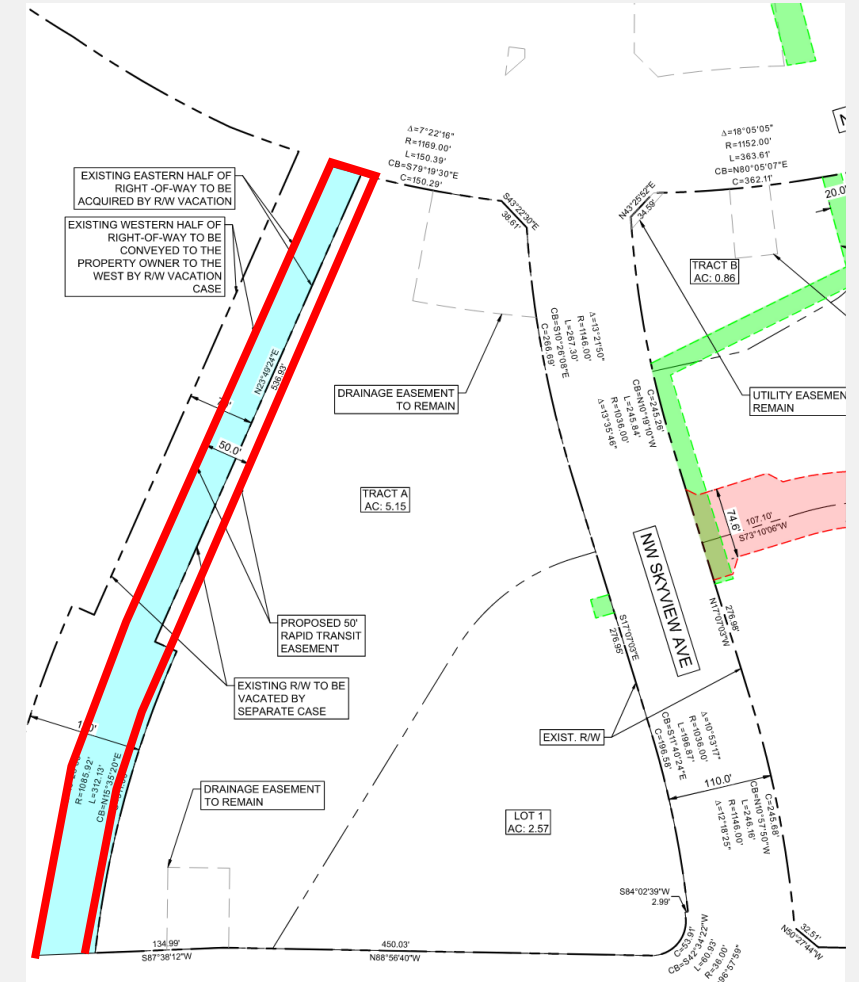


Landscape Plan



Special Rapid Transit Corridor

- The Major Street Plan (MSP) outlines a Special Rapid Transit Corridor (SRTC). This corridor will connect the airport to downtown.
- Easements have been acquired along this corridor for approximately 50 years
- The MSP shows the SRTC along NW Old Tiffany Springs Road before turning north at Skyview to follow Ambassador northward.
- Staff requested that the applicant dedicate this easement adjacent to the existing Skyview ROW- applicant requested and has proposed dedicating the easement adjacent to the previous Skyview connection.



Design Guidelines

- No buildings are proposed with this plan.
- All future development will require an administrative approval to ensure compliance with the Design Guidelines approved with this Development Plan
- The Design Guidelines go into details regarding the following:
 - Architectural Style
 - Multi-Family Composition
 - Drive Through Facilities
 - Roofing
 - Signage
 - Screening & Fencing
 - Landscaping

Tiffany Woods Neighborhood Letter

- Adjacent Neighborhood submitted a letter which was included in Staff Report which requested the following:
 - The recommendation of the design guidelines includes gasoline, car wash. We would like these types of business to be excluded from this development. There are three gas stations and a car wash within 1 mile of the development that should be sufficient to meet the community needs.
 - We would like to see the types of businesses facing Ambassador be limited to Personal Services, Offices, Business and Professional Services or specifically restricted to Daylight Business Hours.
 - We have a concern about increased noise coming from the area and would like to see as much screening and buffer as possible installed.

Staff Recommendation Docket Item #2

Development Plan

Case No. CD-CPC-2024-00118

Approval with Conditions

Skyview Crossing at Tiffany Springs

