

Ordinance #

# CD-CPC-2024-00039 & 43

**Location:** 601 Hardesty Ave

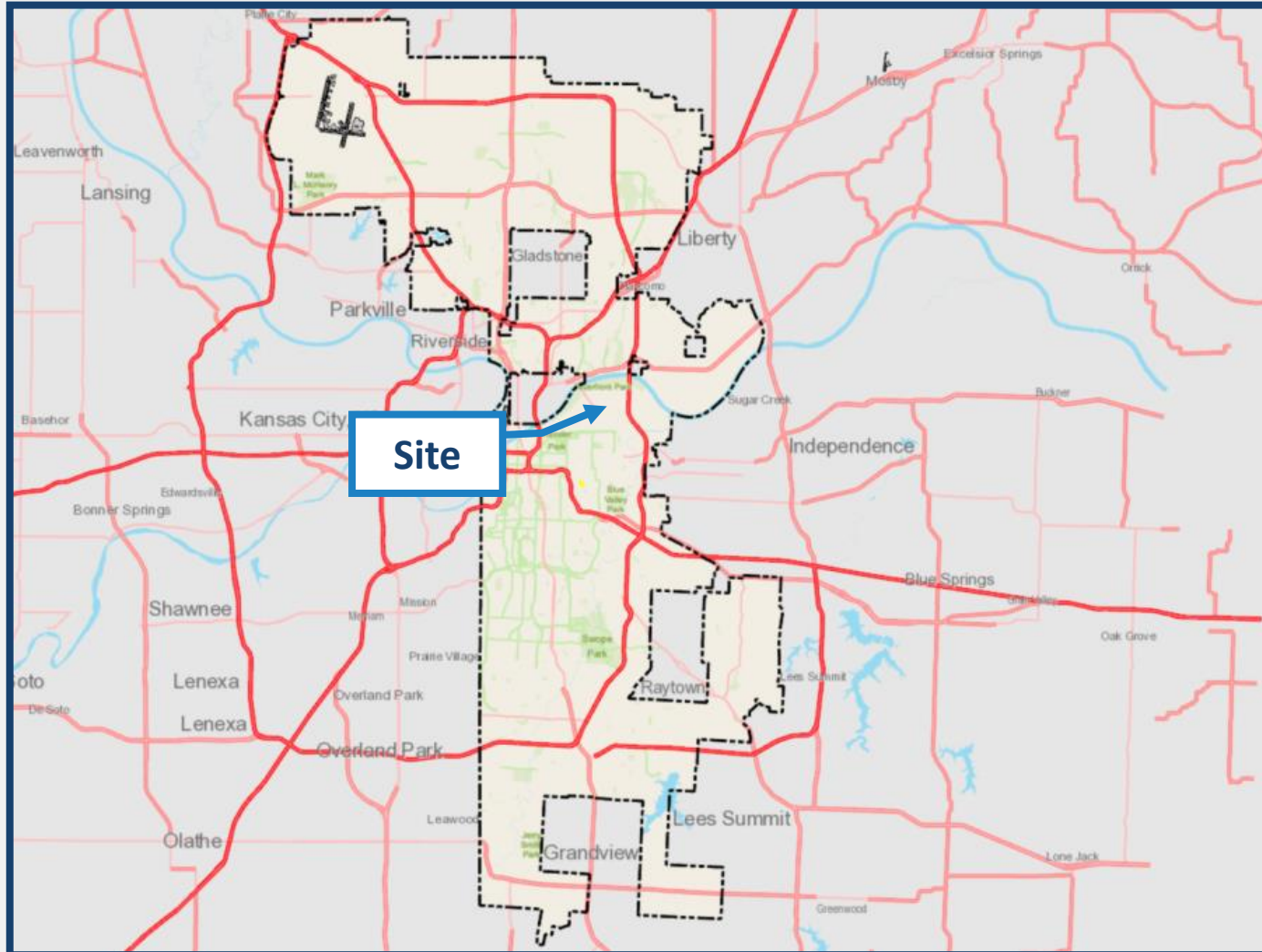
**Zoning District:** UR & M1-5

**Proposed Zoning  
District:** UR

**Summary:** The applicant seeking to rezone and implement a Development Plan for the redevelopment of a mixed-use site.



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## Proposed Uses

- Residential (489 units)
- Retail
- Restaurants
- Farmer's Market
- Day Care
- Office



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## 88-515-08 - REVIEW CRITERIA



In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

88-515-08-A. conformance with adopted plans and planning policies;

88-515-08-B. zoning and use of nearby property;

88-515-08-C. physical character of the area in which the subject property is located;

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

88-515-08-F. length of time the subject property has remained vacant as zoned;

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

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In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

88-515-08-A. conformance with adopted plans and planning policies;

Area Plan Amendment (Truman Plaza Area Plan)  
- Light Industrial to Mixed-Use Community



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88-515-08-B. zoning and use of nearby property;

88-515-08-C. physical character of the area in which the subject property is located;

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

Independence Ave is a mixed-use corridor adjacent to established neighborhoods.





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88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Denial of the rezoning may lead to the site remaining under utilized.



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## 88-516-05 - APPROVAL CRITERIA FOR PLANS



In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

**88-516-05-A.** The plan must comply with all standards of this zoning and development code and all other applicable city ordinances and policies, (Note: this provision is not intended to prohibit an applicant from seeking a variance or other form of relief authorized under this zoning and development code or other applicable ordinances, when authorized.)

**88-516-05-B.** The proposed use must be allowed in the district in which it is located.

**88-516-05-C.** Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways.

**88-516-05-D.** The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

**88-516-05-E.** The plan must provide for adequate utilities based on City standards for the particular development proposed.

**88-516-05-F.** The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

**88-516-05-G.** Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

**88-516-05-H.** The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

**88-516-05-I.** The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

88-516-05-C  
- Two access  
points off  
Independence  
Ave and  
Hardesty.  
- Parking  
appropriate for  
mixture of uses  
and peak  
activity time.



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- Historic preservation.
- ICO.



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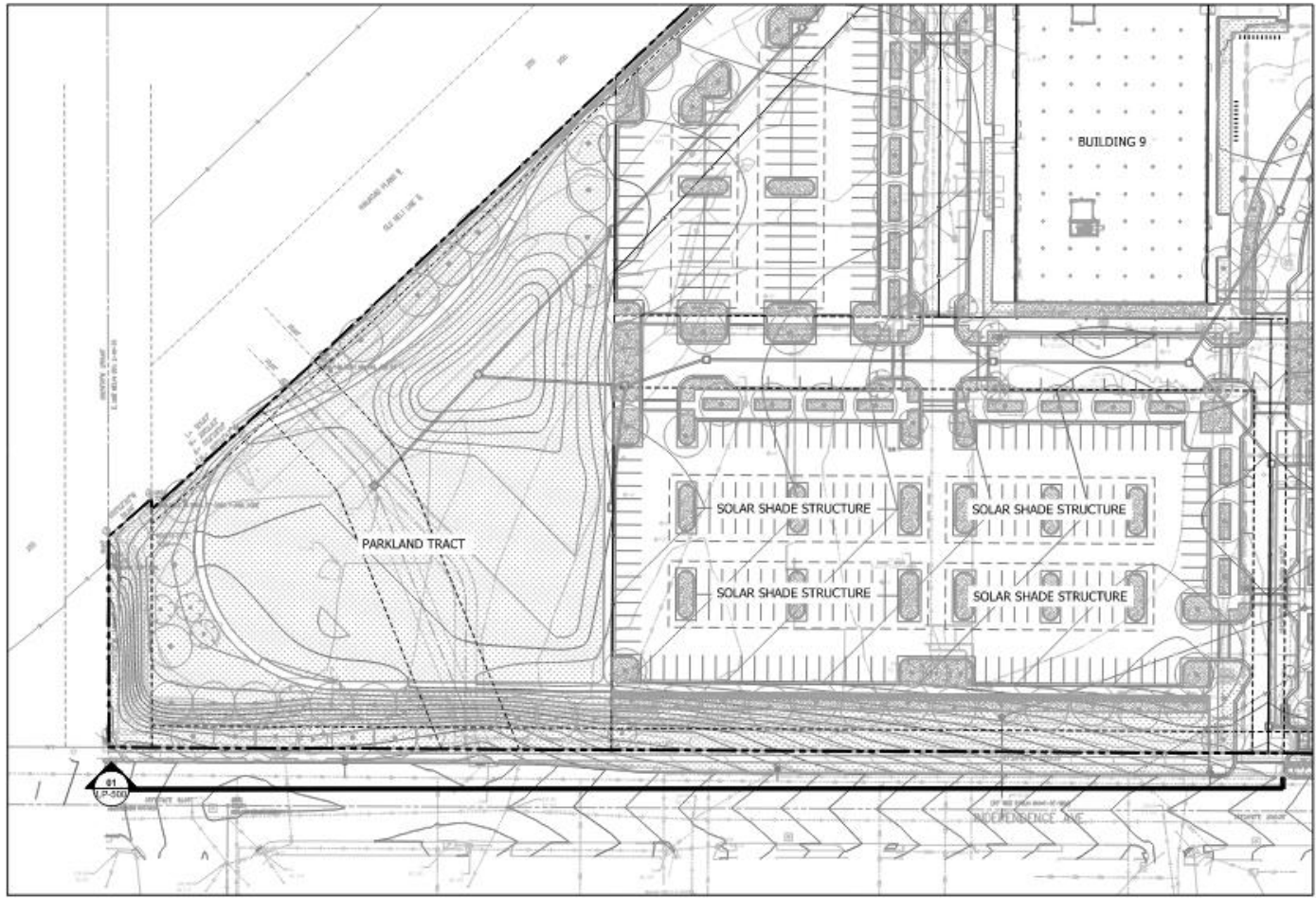
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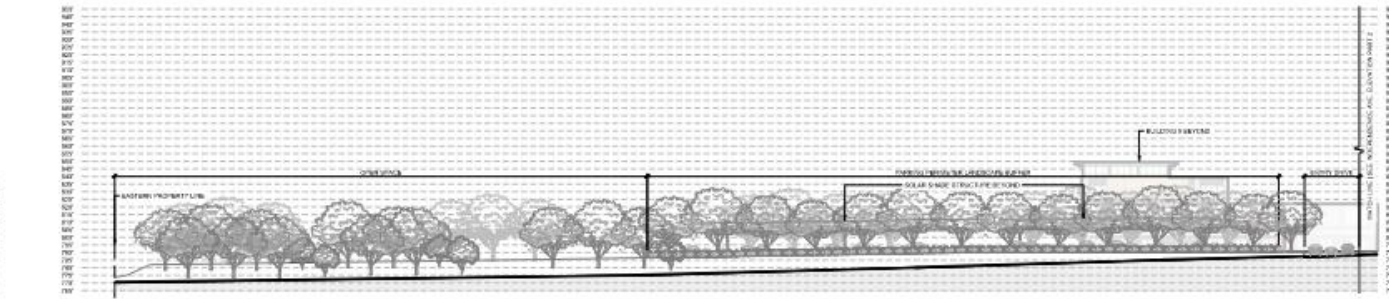
88-516-05-G. Landscaping, berms, fences and/or walls must be provided to buffer the site from undesirable views, noises, lighting or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

- Independence Ave landscaping.
- Sound wall (condition 8).
- Lighting deviations (condition 7).





01 ELEVATION KEY PLAN  SCALE: 1/32" = 1'-0"



01 INDEPENDENCE AVE - ELEVATION | PART 1 EASTERN HALF



# CD-CPC-2024-00039 & 43

## City Plan Commission Recommendation

### Area Plan Amendment (CD-CPC-2024-00043)

Approval

### Rezoning to UR + Development Plan (CD-CPC-2024-00039)

Approval, Subject to Conditions

