

2410A2



City Planning and Development

1

CD-CPC-2024-00130

Rezoning without Plan

CD-CPC-2024-00106

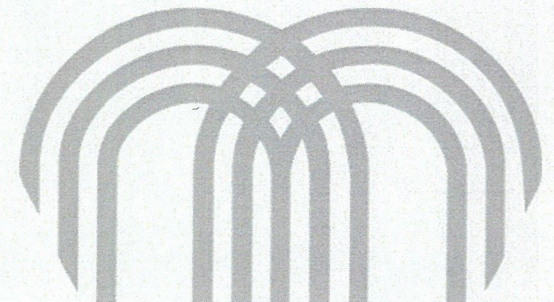
Development Plan – Non-Residential

Trails at Ambassador

9400 N. Ambassador Drive

12-10-2024

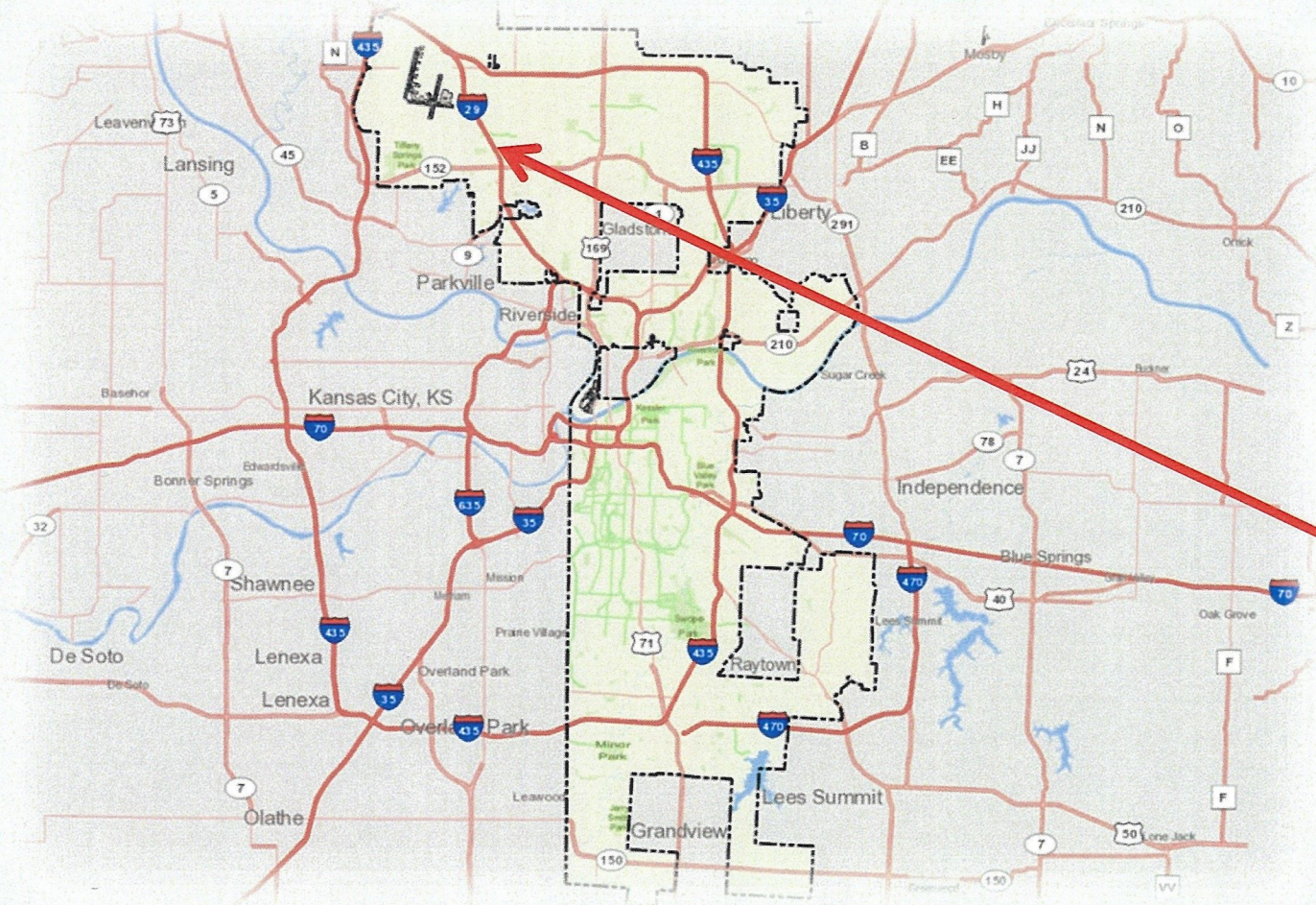
Neighborhood Planning and Development



241042



City Planning and Development



Site

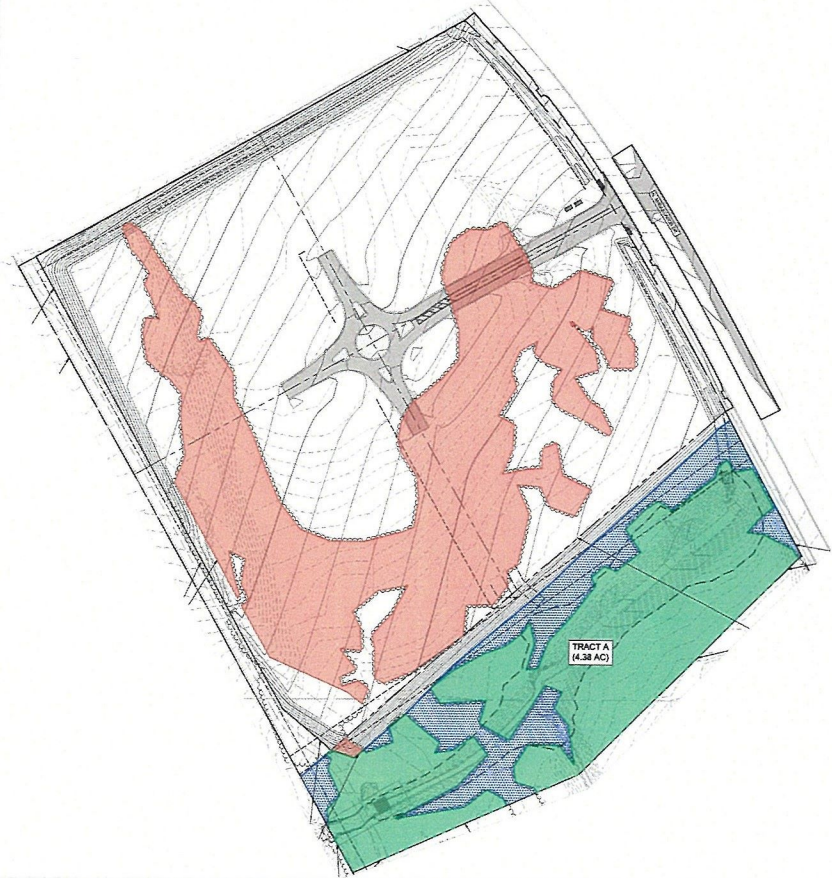
241042



Site



Site Plan



Tree Preservation Plan



PROHIBITED & PERMITTED USES

ALL USES PERMITTED UNDER B4-3 ARE ALLOWED EXCEPT:

- ADULT BUSINESSES
- FUNERAL & INTERMENT SERVICES INCLUDING BUT NOT LIMITED TO:
CEMETERY/COLUMBARIUM/MAUSOLEUM, CREMATING, UNDERTAKING
- RECREATIONAL VEHICLE PARKING
- WIRELESS COMMUNICATION FACILITY

DEVELOPMENT PLAN DEVIATIONS

1. REQUESTING DEVIATION TO ALLOW FOR INCREASE OF
MAXIMUM BUILDING HEIGHT BY 5' TO ALLOW FOR 60' MAX. (55'
ALLOWED BY ZONING)

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Table 120-1
Office, Business, and Commercial Districts Use Table

USE GROUP (refer to 88-805 Use Groups and Categories)	ZONING DISTRICT					Use Standards
	O	B1	B2	B3	B4	
Use Category » specific use type						
» Limited	-	-	-	-	SI1[4]	
Self-Storage Warehouse	-	-	-	-	P[2][4]	88-323 , 88-369

88-120-06 - FLOOR AREA LIMITS FOR INDUSTRIAL ESTABLISHMENTS

The gross floor area of allowed industrial establishments in the B4 district may not exceed 25,000 square feet.

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Staff & CPC Recommendation

Case No. CD-CPC-2024-00130

Rezoning without Plan

Approval without Conditions

Case No. CD-CPC-2024-00106

Development Plan – Non-Residential

-Approval with Conditions

***5' deviation to allow for a maximum building height of 60'**