

# Ord. No. 230621

Case No. CD-CPC-2023-00107

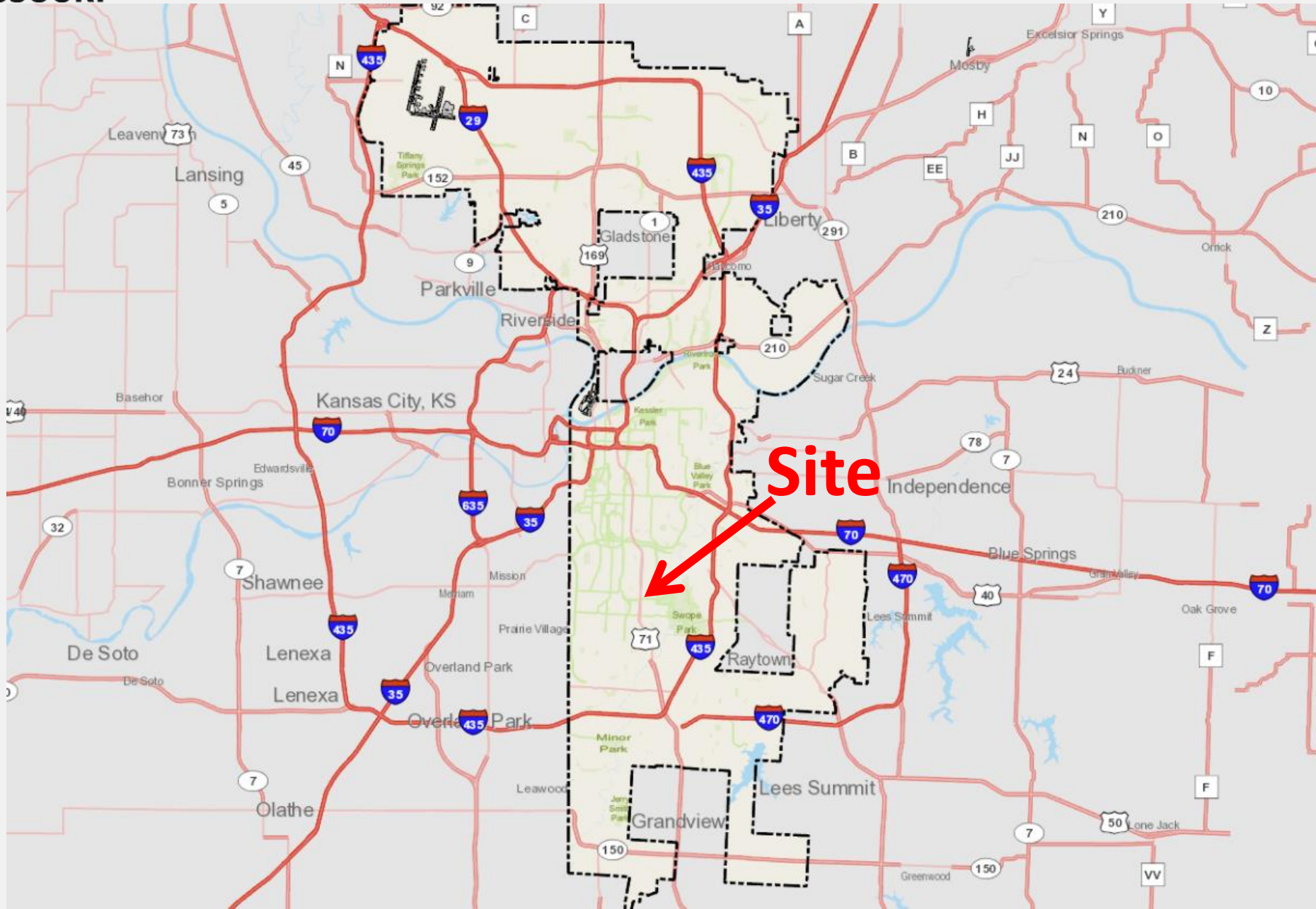
## SouthPointe

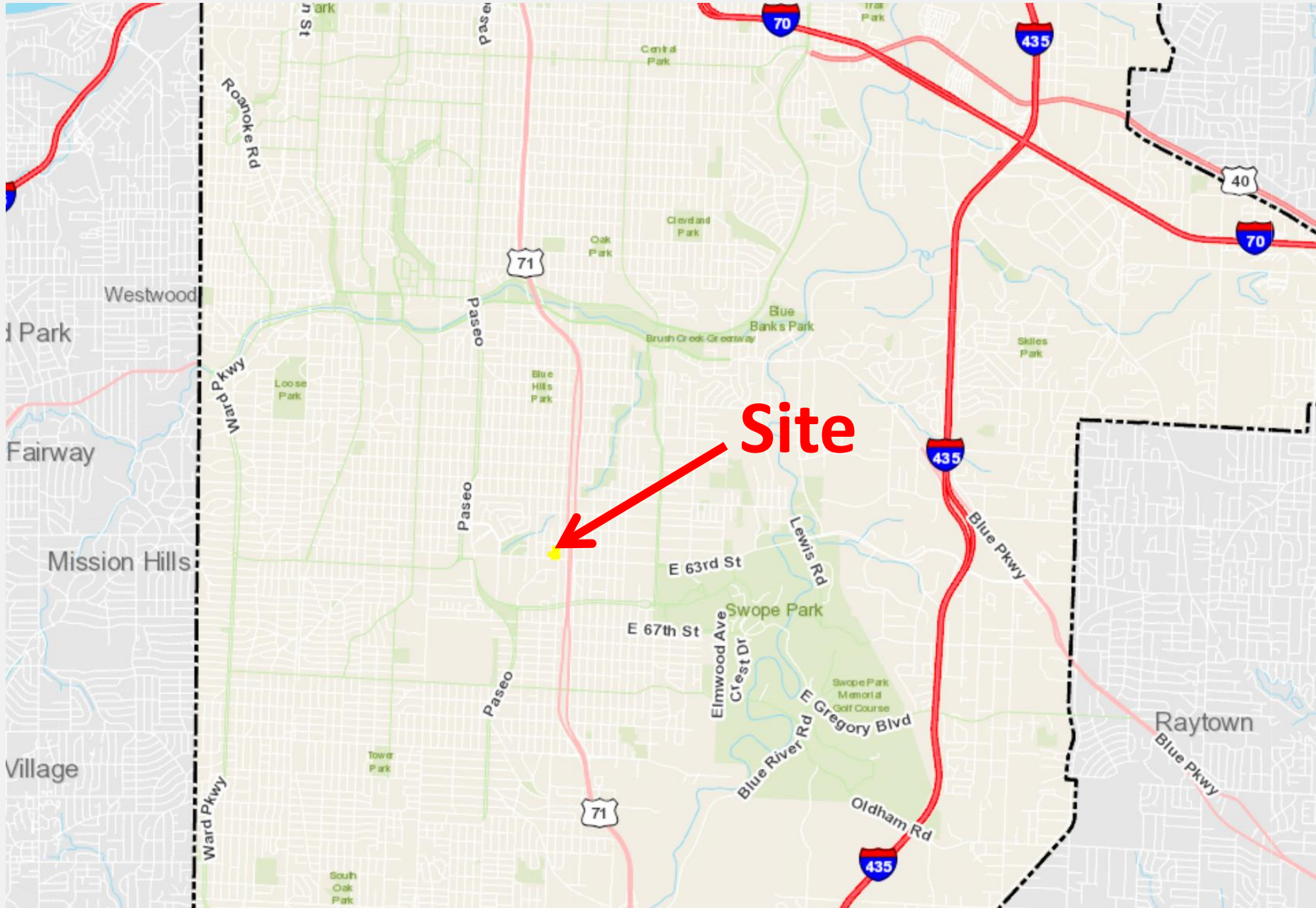
September 27, 2023

Neighborhood Planning and Development Committee



**Development Team:  
Matt Eblen, McClure  
Robert Farmer, Urban America**







# Background

- **Southtown Urban Life Redevelopment Plan 2008.**
- **Within SouthPointe TIF District. (Amended in March)**
- **Ordinance No. 220327 passed by City Council on May 19, 2022, rezoned about 32 acres from Districts B4-2, B3-2, R-2.5 and R-5 to District.**

**(Case No. CD-CPC-2021-00211 – CPC on 3/15/2022 )**

- **36 acres - Zoned UR – Swope Area Plan**
- **Rezone from District UR to UR to amend the UR plan.**
- **Existing gas station at the NEC of Prospect and E. 63<sup>rd</sup> St.**
- **CVS & HCA Midwest Health (Research Medical Center)**
- **Site was cleared and streets barricaded.**
- **Conservation/ open space and stream buffer exist.**
- **Extensive grade changes presents challenges.**
- **Proposes to vacate streets and utilities.**
- **New street grids with public and private streets.**



**USE LEGEND**

ANCHOR USE - RETAIL	RESIDENTIAL
HOTEL	RETAIL/RESTAURANT
MARKET	STORAGE
MIXED USE - OFFICE OVER RETAIL	TRANSIT STOP

- **Mixed use = multifamily residential, office and retail/commercial, market, restaurant, hotel storage and an anchor retail tenant.**
- **B3 Uses – Prohibited Uses**
- **810,000 sq. ft. of mixed use**
- **Residential (242 units)**
- **1,322 parking spaces.**
- **Preliminary plat allowing for 13 lots, in four (4) phases**

**SITE PLAN**  
1"=20'-0"



	<b>Current Approved Plan (2022) (Building L)</b>	<b>Proposed 2023 Plan (Buildings L &amp; N)</b>
<b>Number of Floors</b>	4	4 & 3
<b>Height Above Grade</b>	63'-7"	64'-6" & 35'-0"
<b>Number of Units</b>	250 UNITS	240 UNITS (222/ 18)
<b>Vehicle Parking (Min. Stalls Required)</b>	250	222 & 18 (240)
<b>Vehicle Parking (Stalls Provided)</b>	264	263 & 15 (278)

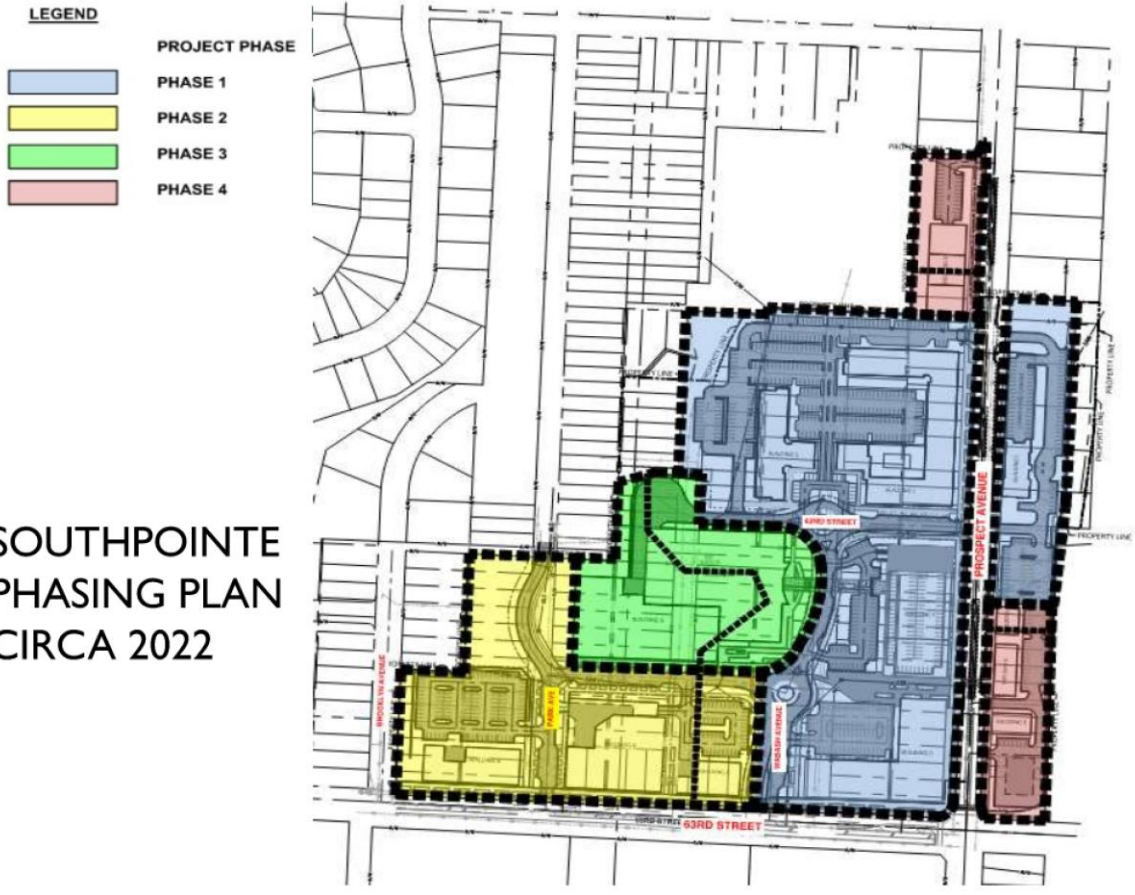


**2022 Plan**

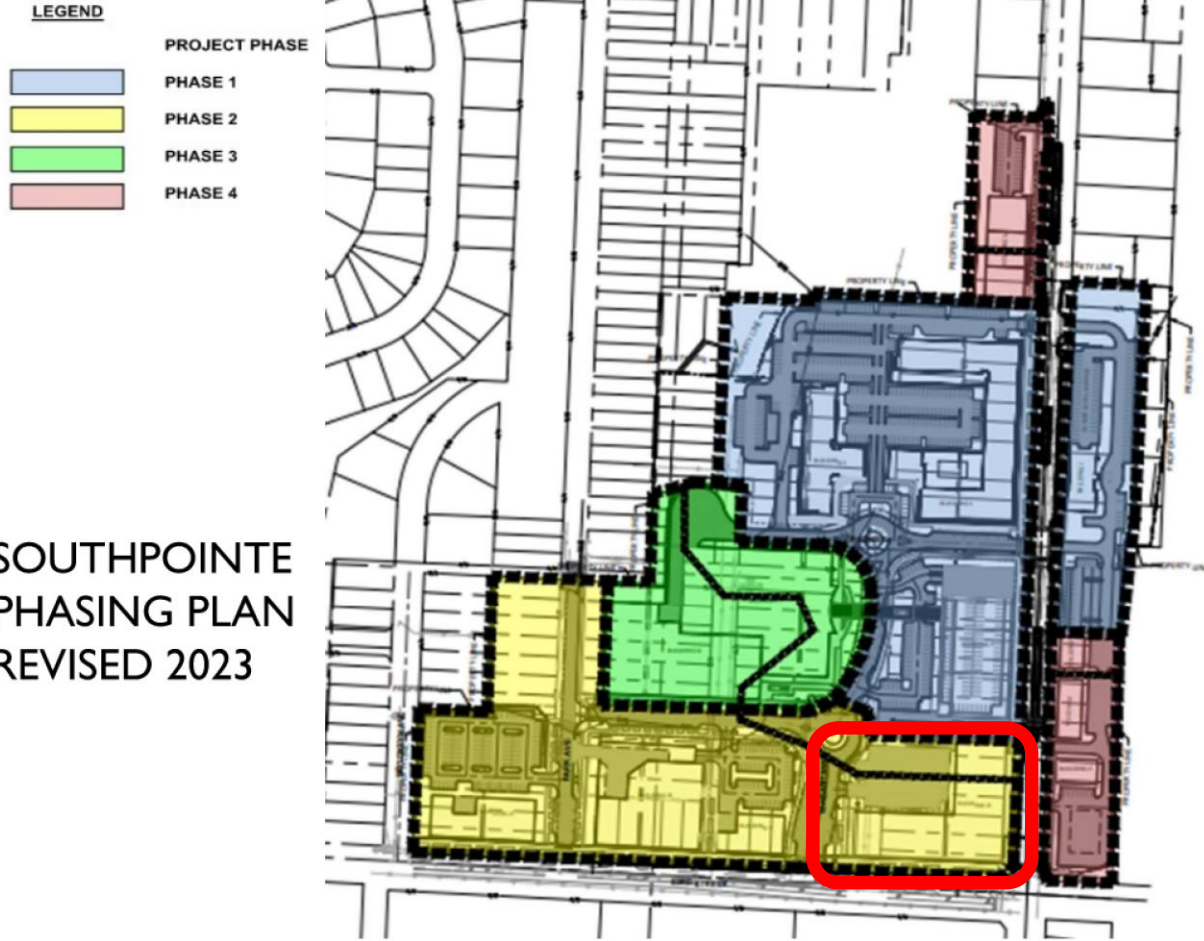


**2023 Plan**

SOUTHPOINTE  
PHASING PLAN  
CIRCA 2022



SOUTHPOINTE  
PHASING PLAN  
REVISED 2023





DESIGN PERSPECTIVE (BLDG L)



SOUTH ELEVATION (BLDG L)

NOT TO SCALE



NORTH ELEVATION (BLDG L)

NOT TO SCALE



EAST ELEVATION (BLDG L)

NOT TO SCALE



WEST ELEVATION (BLDG L)

NOT TO SCALE



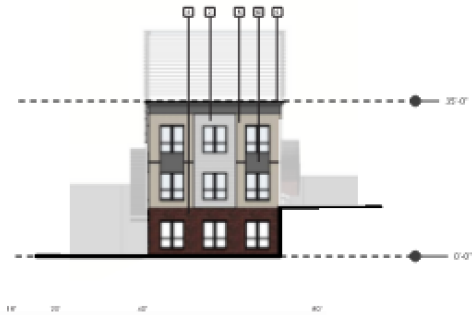
EAST ELEVATION (BLDG L)

NOT TO SCALE



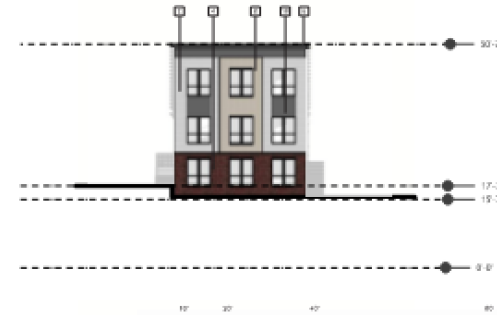
WEST ELEVATION (BLDG L)

NOT TO SCALE



**NORTH ELEVATION (BLDG N)**

NOT TO SCALE



**SOUTH ELEVATION (BLDG N)**

NOT TO SCALE



**EAST ELEVATION (BLDG N)**

NOT TO SCALE



**WEST ELEVATION (BLDG N)**

NOT TO SCALE





**PERMITTED USES = B3 uses and Storage facility.  
SUP requires BZA approval.**

**PROHIBITED USES =  
ADULT MEDIA STORE, ADULT MOTION PICTURE  
THEATRE, SEX SHOP, CHECK CASHING STORE, PAWN  
SHOP, RECREATIONAL VEHICLE PARK, BLOOD/ PLASMA  
CENTER, TATTOO SHOP, AND LIGHT EQUIPMENT  
SALES/ RENTAL OUTDOOR.  
BUSINESSES THAT SELL ALCOHOL FOR OFF PREMISE  
CONSUMPTION AND OFF TRACK BETTING/ GAMING.**

# **Additional graphics and perspectives?**

**Applicant will discuss the public engagement process for this project. Meeting held on August 15, 2023.**

**RECOMMENATION:**

**CPC on September 5, 2023.**

**APPROVAL SUBJECT TO CONDITIONS**

