

Ordinance X

Rezoning and Development Plan: Park Place Residential Development
CD-CPC-2025-00029 & CD-CPC-2025-00023

date, 2025

Neighborhood Planning and Development Committee



Location



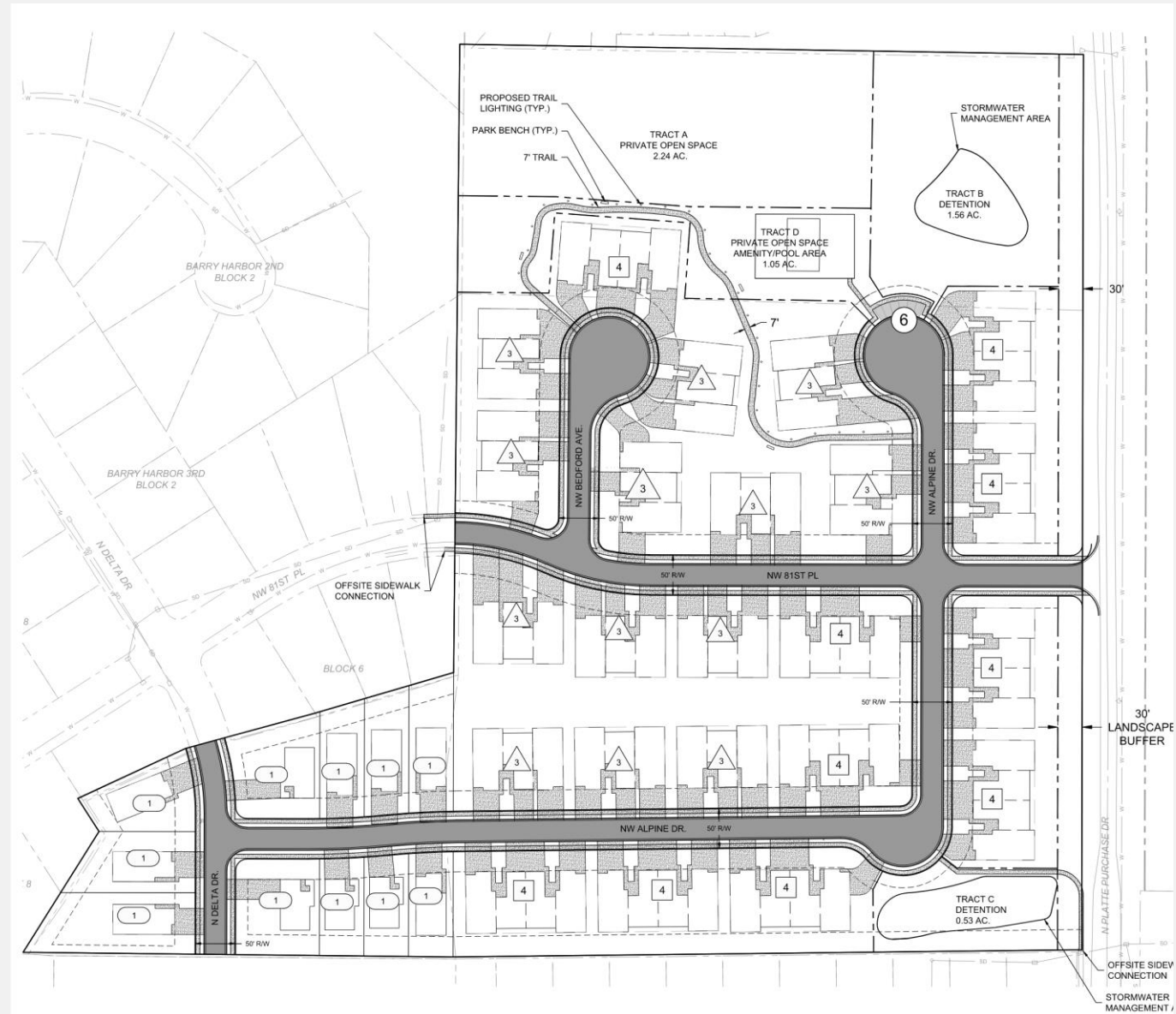
Looking East From North Platte Purchase Drive- 2024



Looking East From North Platte Purchase Drive- 2022



Site Plan



Sample Elevations



Renderings

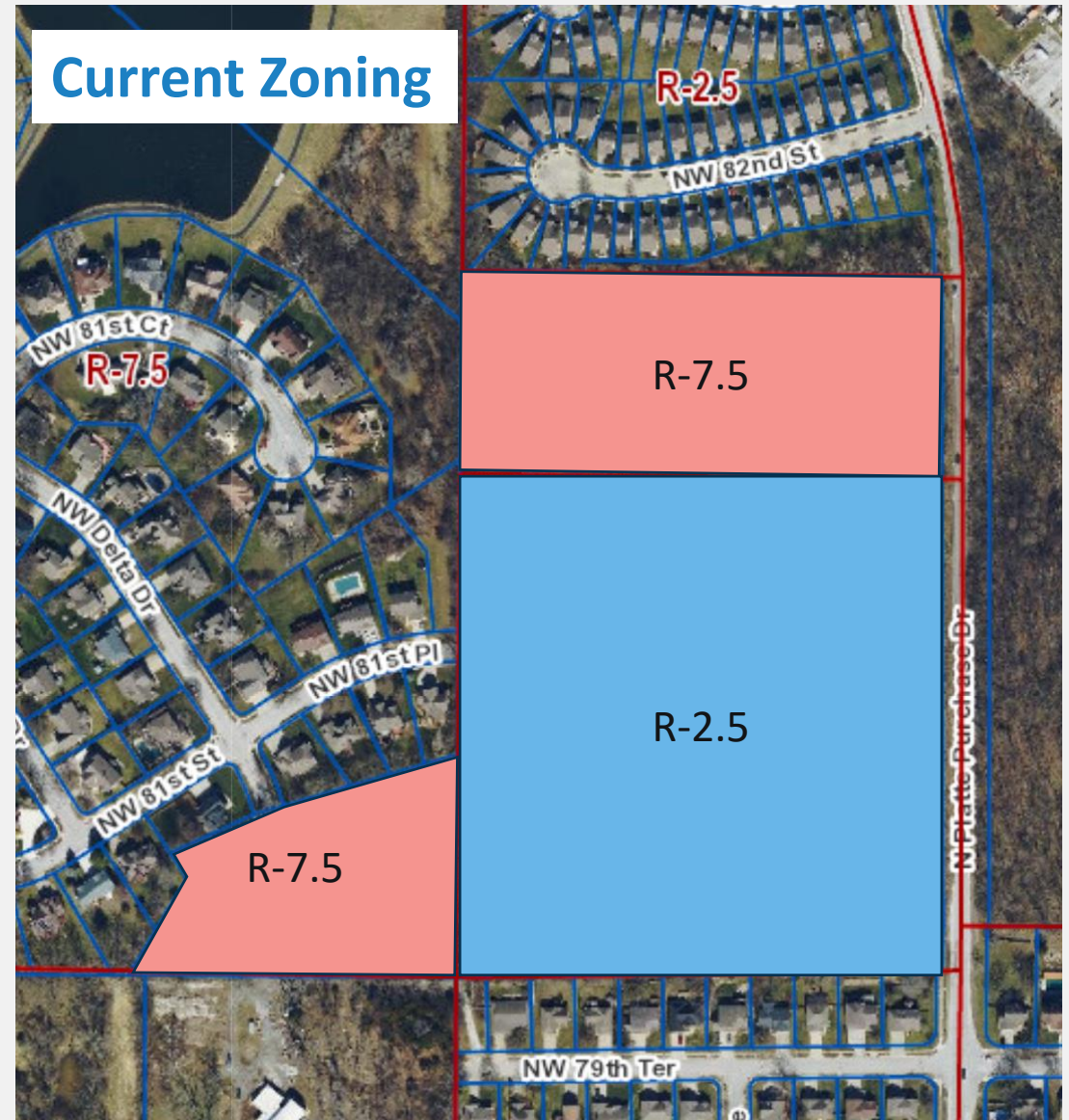


Development Plan

- Mixture of for rent and for sale units. Multi-unit buildings are not for sale
- 11 Detached Homes, 13 Three Unit Townhouses, 10 Four Unit Townhouses
- Applicant worked with staff to reduce garage frontage and provide additional pedestrian space throughout.
- Project Plan for the pool area will be required prior to Final Plat approval.
- 75 additional trees will be provided by the applicant in order to meet intent of tree preservation ordinance.

Rezoning

- Development Plan Area is zoned R-7.5 and R-2.5
- Applicant is proposing to rezone the entire area to R-2.5



Public Engagement Summary

- In Person Meeting held on March 19, 2025
 - 23 people attended
- Virtual Meeting Held on March 25, 2025
 - 12 people attended

City Planning Commission Recommendation Ordinance X

Rezoning

Case No. CD-CPC-2025-00029

Approval

Development Plan

Case No. CD-CPC-2025-00023

Approval with Conditions

Park Place Residential Development