

CD-CPC-2025-00079 – Area Plan Amendment CD-CPC-2025-00077 – Rezoning CD-CPC-2025- 00076 – Development Plan

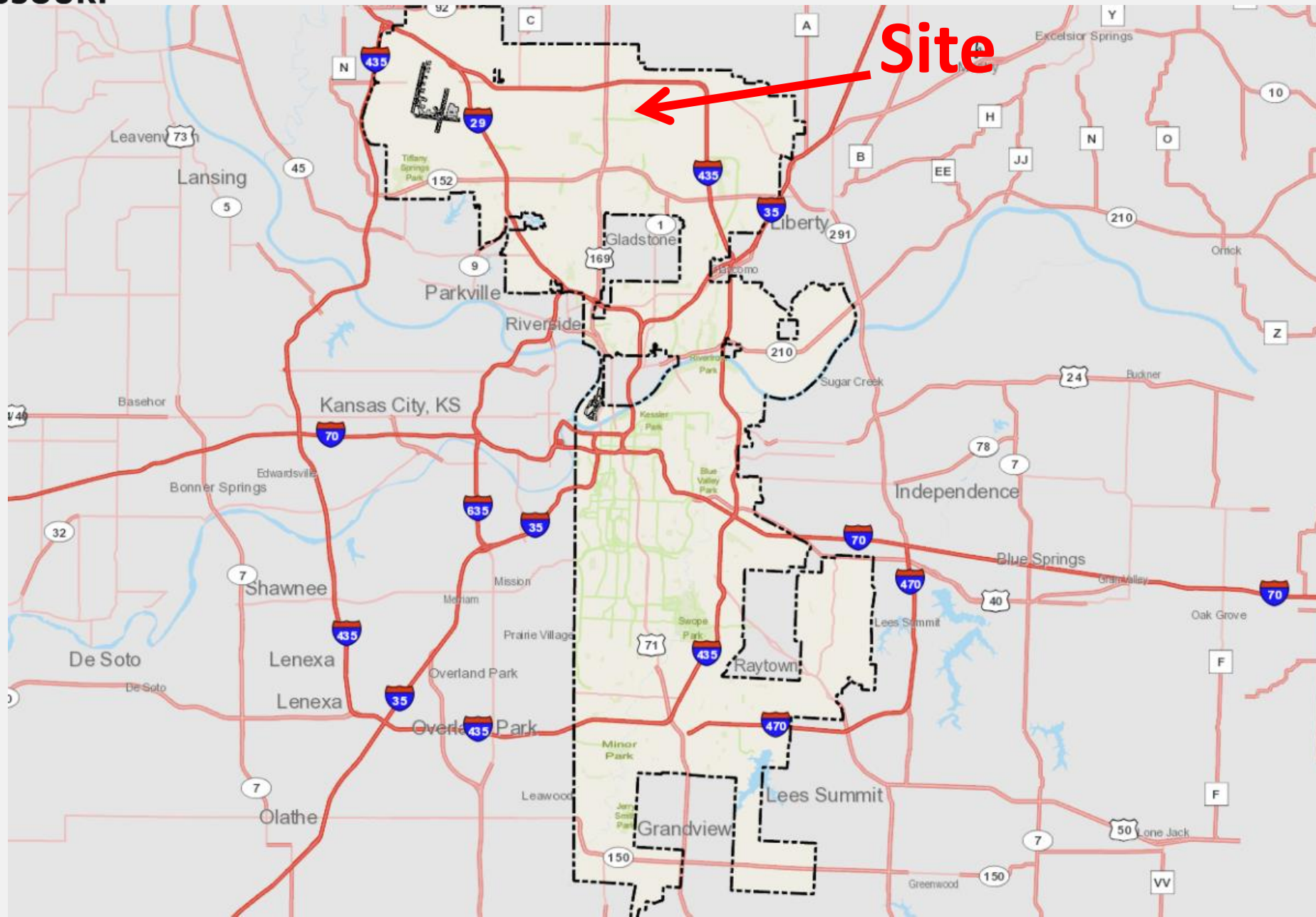
THE COLLECTION AT STALEY HILLS

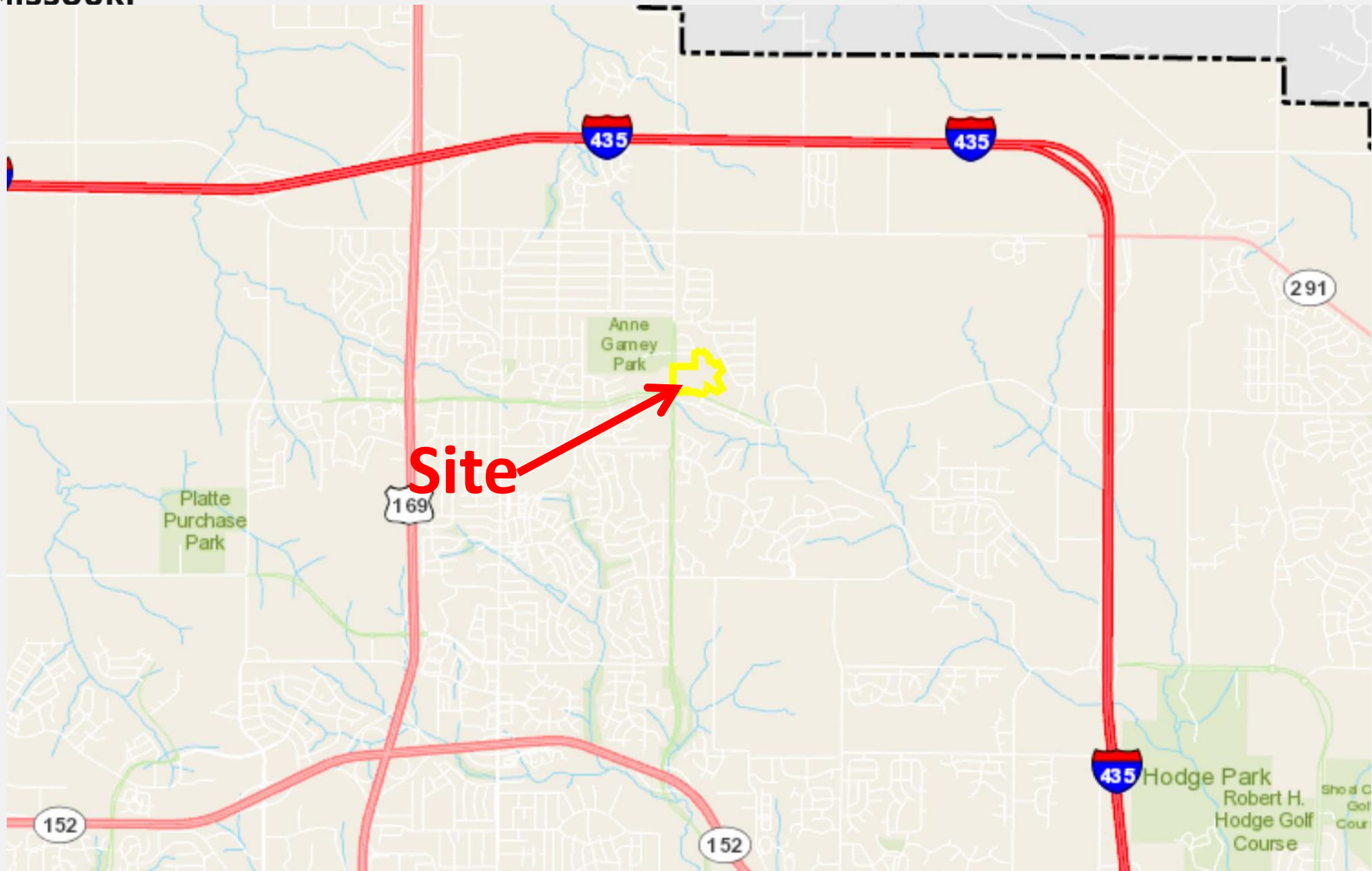
July 16, 2025

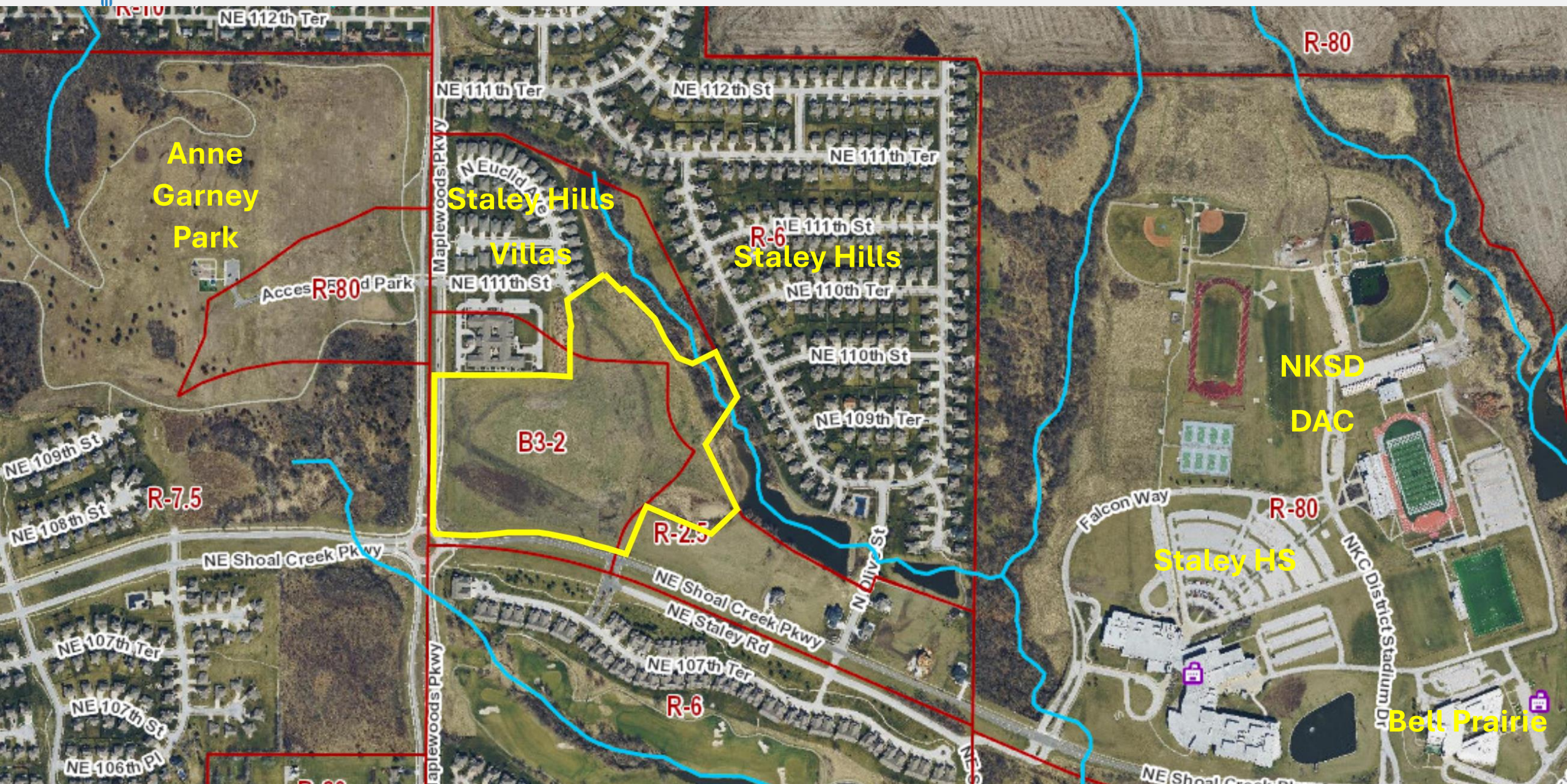
City Plan Commission



Development Team:
Jacob Hudson, Olsson
Aaron Schmidt, Hunt Midwest
Brenner Holland, Hunt Midwest







- **About 30 acres – zoned B3-2 & R-2.5**
- **Seeking approval of an area plan amendment, a rezoning from Districts B3-2 and R-2.5 to District R-2.5, and approval of a development plan which also serves as a preliminary plat to allow for the creation of a 177-unit cottage house development on one lot.**
- **Project is within the Shoal Creek Valley Area Plan.**
- **Will require project plan approval by CPC prior to issuance of building permit.**



Future Land Use

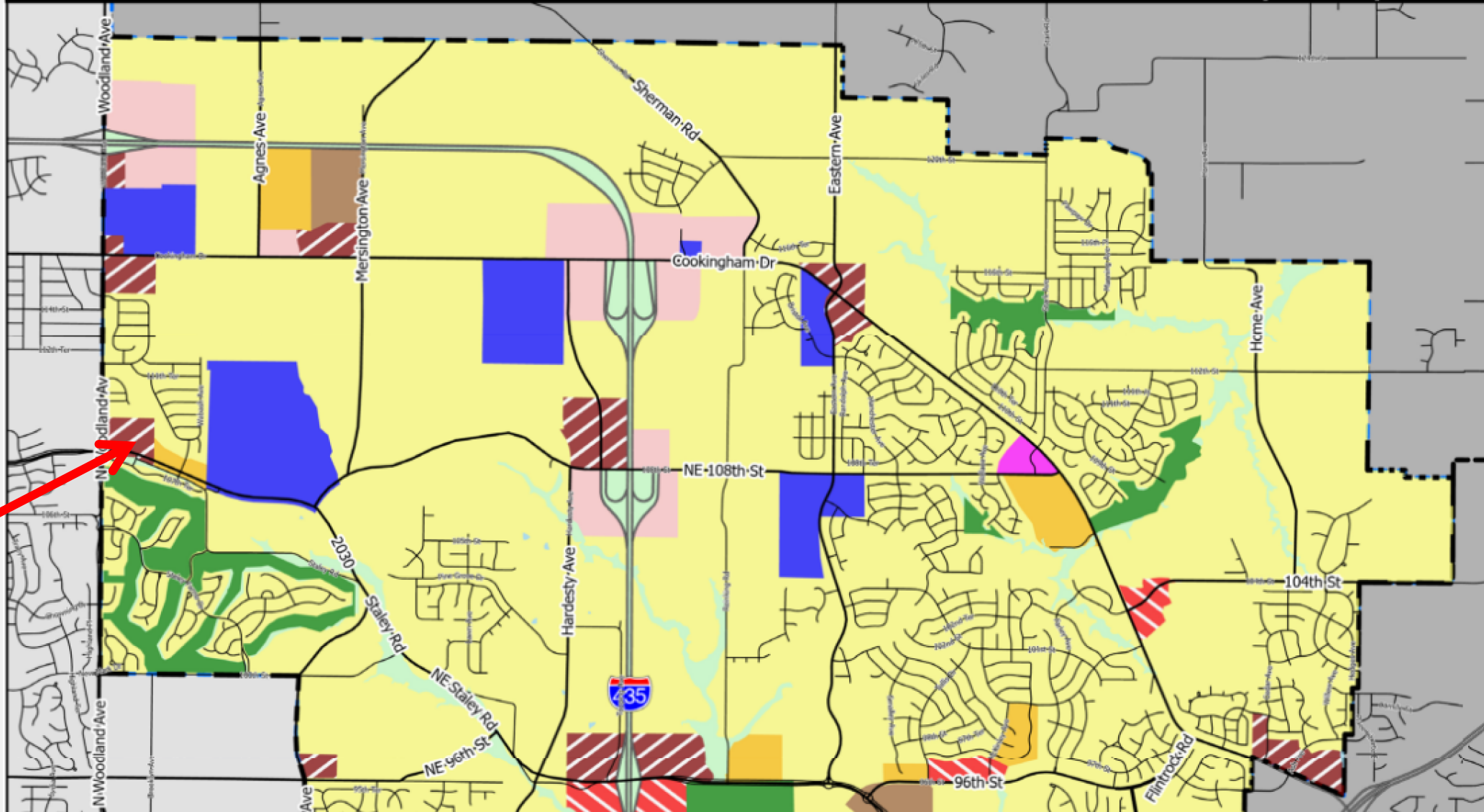
Shoal Creek Valley Area Plan

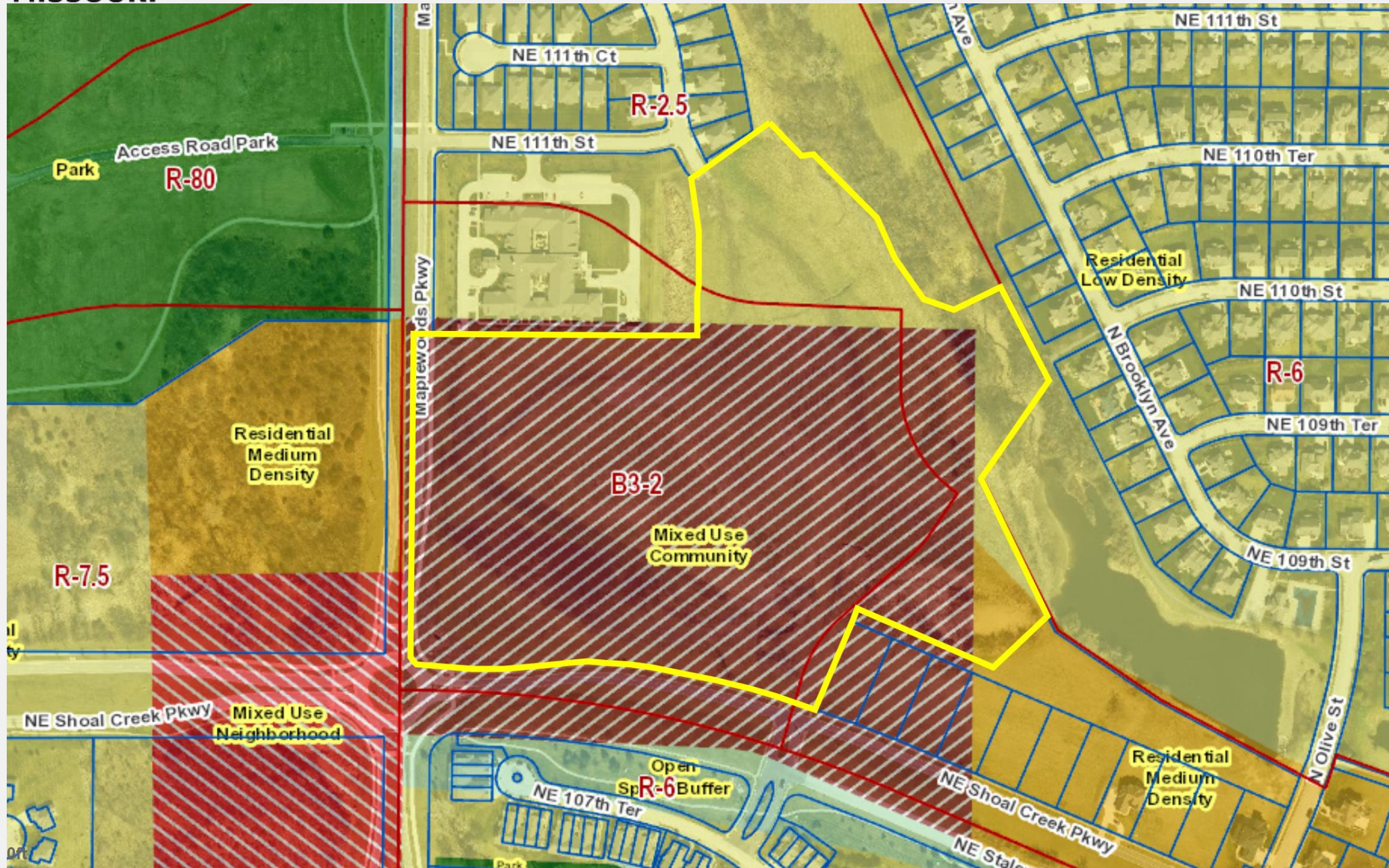
Updated April 2023

AREA PLAN

From Mixed-Use
Community, Residential
Low Density, and
Residential Medium
Density to Residential
High Density.

Site





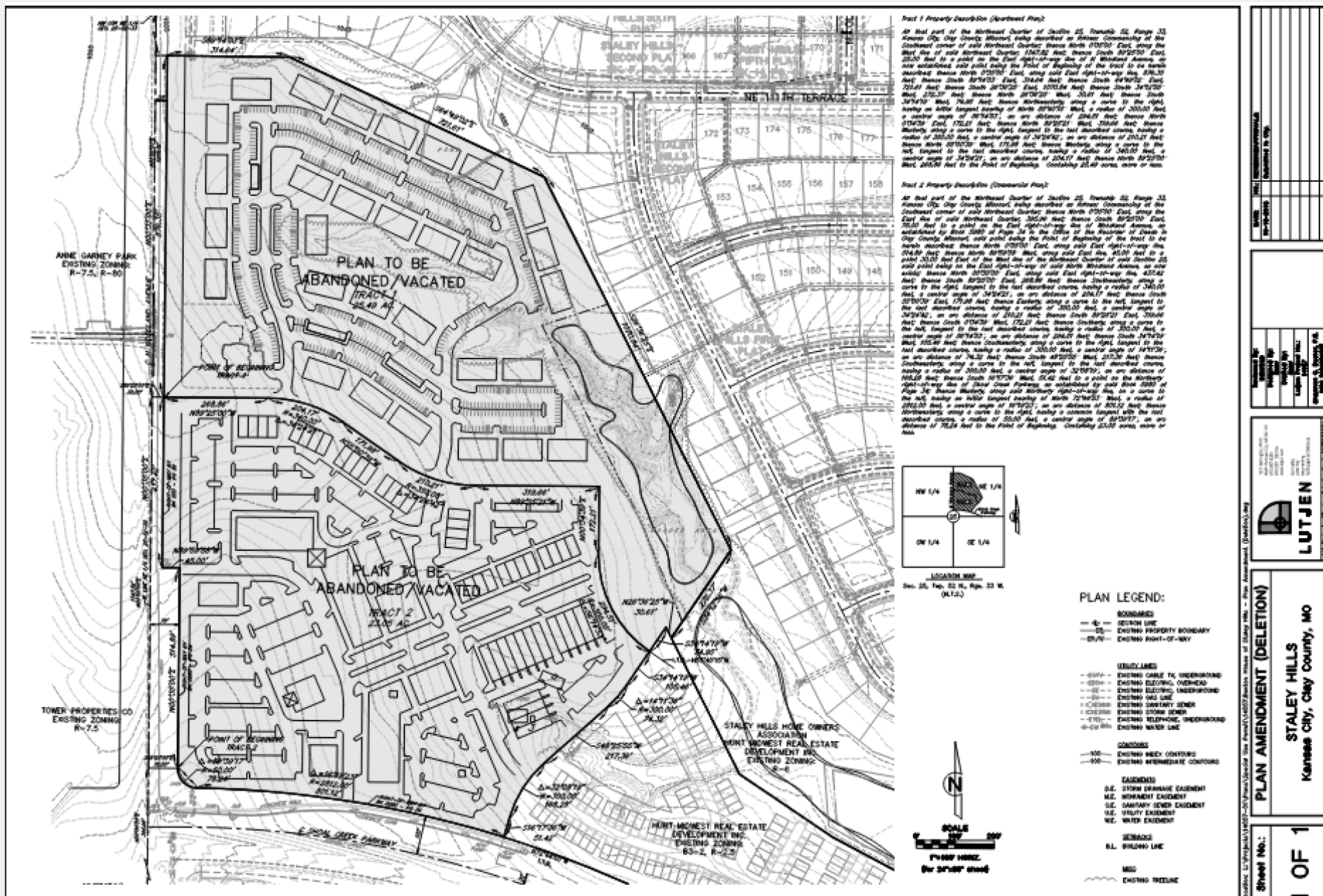


REZONING



Zoning background

- First zoned commercial in
- Ordinance No. 160037 passed by City Council on January 28, 2016, terminated and deleted two previously approved Chapter 80 plans in Districts B3-2 (PD/C2) and R-2.5 (R2b).





DEV. PLAN

- ✓ Permitted in B3-2 & R-2.5
- ✓ 177-unit cottage house dev.
- ✓ Lot 1
- ✓ PE on 6/18 & 7/9.
- ✓ Access.
- ✓ Setback variances.
- ✓ Traffic.
- ✓ Connectivity.

Wednesday July 9, 2025 - Public Engagement with adjoining neighbors.

Summary attached to staff report.

RECOMMENDATIONS:

4.1 - Approval.

4.2 – Approval.

4.3 – Approval subject to conditions.

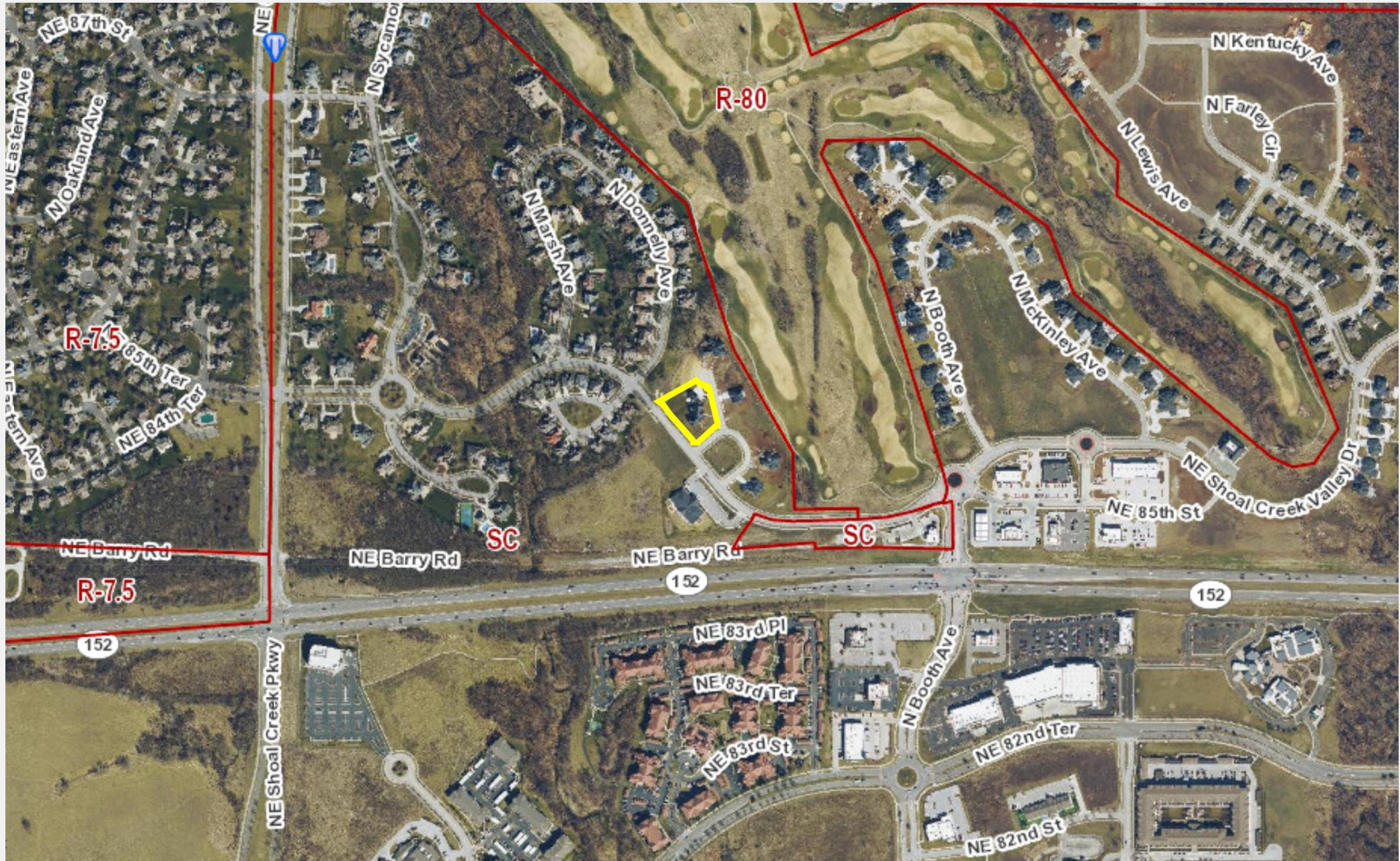
#22 Jeff Krebs agreed to revise the first sentence wording to: "Dumpster screening plans need to be submitted and reviewed with the Project Plan"

#27 The section of code needs to change from 88-232-01-A to 88-323-01-A

36 Kirk Rome said to change the wording to:

"The developer shall submit water main extension plans for a new public fire hydrant along the south side of Shoal Creek Pkwy. The plans shall be reviewed and under contract (permit) prior to building permit issuance and prior to final plat recording."

43 A Preliminary Stream Buffer Plan was submitted with the Development Plan. This comment needs to be removed.





- 1.) Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC-2018: § 503.2.5)
- 2.) One and two family residential developments exceeding 30 dwelling units shall have at least two separate and approved fire apparatus access roads (*IFC-2018: § D107.1*)
- 3.) Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (*IFC-2018: § D106.3*)

