



Docket # 3.1 & 3.2

# CD-CPC-2024-00130 Rezoning without Plan

# CD-CPC-2024-00106 Development Plan – Non-Residential

Trails at Ambassador  
9400 N. Ambassador Drive

10-16-2024

City Plan Commission









## 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)

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

USE GROUP (refer to <a href="#">88-805</a> Use Groups and Categories)	ZONING DISTRICT					Use Standards
	O	B1	B2	B3	B4	
Use Category » specific use type						
» Limited	-	-	-	-	S[1][4]	
Self-Storage Warehouse	-	-	-	-	P[2][4]	<a href="#">88-323</a> , <a href="#">88-369</a>

### 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.

## REMOVE THE FOLLOWING:

**#7 - Landscaping plan**

**#14 - Streetscape plan**

**#15 - Trail easement**

**#28, 30, 40, 41 and 42 – KC Water conditions to be addressed when final plat is submitted and reviewed**

## ADD THE FOLLOWING:

***The preliminary plat shall be revised prior to ordinance request to show the Special Rapid Transit Corridor easement along N. Ambassador Drive.***

**Conditions Update**





# Staff 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**

**\*remove conditions 7, 14, 15, 28, 30, 40, 41 and 42**

**\*Add SRTC easement condition**