

# COMMUNITY PROJECT/REZONING

**220720**

## Ordinance Fact Sheet

**Ordinance Number**

**Case No.** CD-CPC-2022-00107

### Brief Title

A request to approve a Rezoning to MPD (Master Planned Development) from District MPD and District R-1.5 and approving a preliminary development plan to allow the construction of a mixed-use building containing 317 dwelling units and retail/restaurant space on about 1.3 acres generally located at the northeast corner of Belleview Ave and W 48th St.

### Details

**Location:** generally located at the northeast corner of Belleview Ave and W 48th St.

**Reason for Legislation:** Rezoning and preliminary MPD plans requires City Council approval

**See attached City Plan Commission Staff Report for a detailed description and analysis of proposal.**

**See attached City Plan Commission Disposition Letter for the Commission's recommended conditions (if any).**

### SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:

- Condition #8 in the CPC Disposition Letter was added by the Commission at staff's request. The applicant submitted revised plans prior to request for ordinance, therefore the condition has been satisfied and does not appear in the ordinance.

### Positions/Recommendations

<b>Sponsors</b>	Jeffrey Williams, AICP, Director Department of City Planning & Development
<b>Programs, Departments or Groups Affected</b>	4 <sup>th</sup> District Shields & Bunch
<b>Applicants / Proponents</b>	<b>Applicant</b> Sean Slattery Eldorado Inc  <b>City Department</b> City Planning & Development <b>Other</b>
<b>Opponents</b>	<b>Groups or Individuals</b>
	<b>Basis of Opposition</b>
<b>Staff Recommendation</b>	<input checked="" type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <b>Reason Against</b>
<b>Board or Commission Recommendation</b>	City Plan Commission 6-0 on 8/2/2022 By Allender, Baker, Crawl, Enders, Rojas, Sadowski <input type="checkbox"/> <b>For</b> <input type="checkbox"/> <b>Against</b> <input type="checkbox"/> <b>No Action Taken</b> <input checked="" type="checkbox"/> <b>For, with revisions or conditions</b> (see details column for conditions)
<b>Council Committee Actions</b>	<input type="checkbox"/> <b>Do Pass</b> <input type="checkbox"/> <b>Do Pass (as amended)</b> <input type="checkbox"/> <b>Committee Sub.</b> <input type="checkbox"/> <b>Without Recommendation</b> <input type="checkbox"/> <b>Hold</b>

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	<input type="checkbox"/> Do not pass
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<b>Fact Sheet Prepared By:</b> Genevieve Kohn Planner	<b>Date:</b> 8/9/2022	<b>Initial Application Filed:</b> 6/10/2022
<b>Reviewed By:</b> Joe Rexwinkle Division Manager	<b>Date:</b> 8/9/2022	<b>City Plan Commission Action:</b> 8/2/2022
		<b>Revised Plans Filed:</b> 8/9/2022
		<b>On Schedule:</b> On schedule for CPC, slight delay for NPD
		<b>Off Schedule Reason:</b> Revised plans were required prior to request for ordinance. Upon receiving revised plans the ordinance was filed on 8/9/2022, whereas the request would have been submitted by 8/5/2022 to stay on schedule for final Council approval.
<b>Reference Numbers:</b> CD-CPC-2022-00107		