

Ord. No. 230621

Case No. CD-CPC-2023-00107

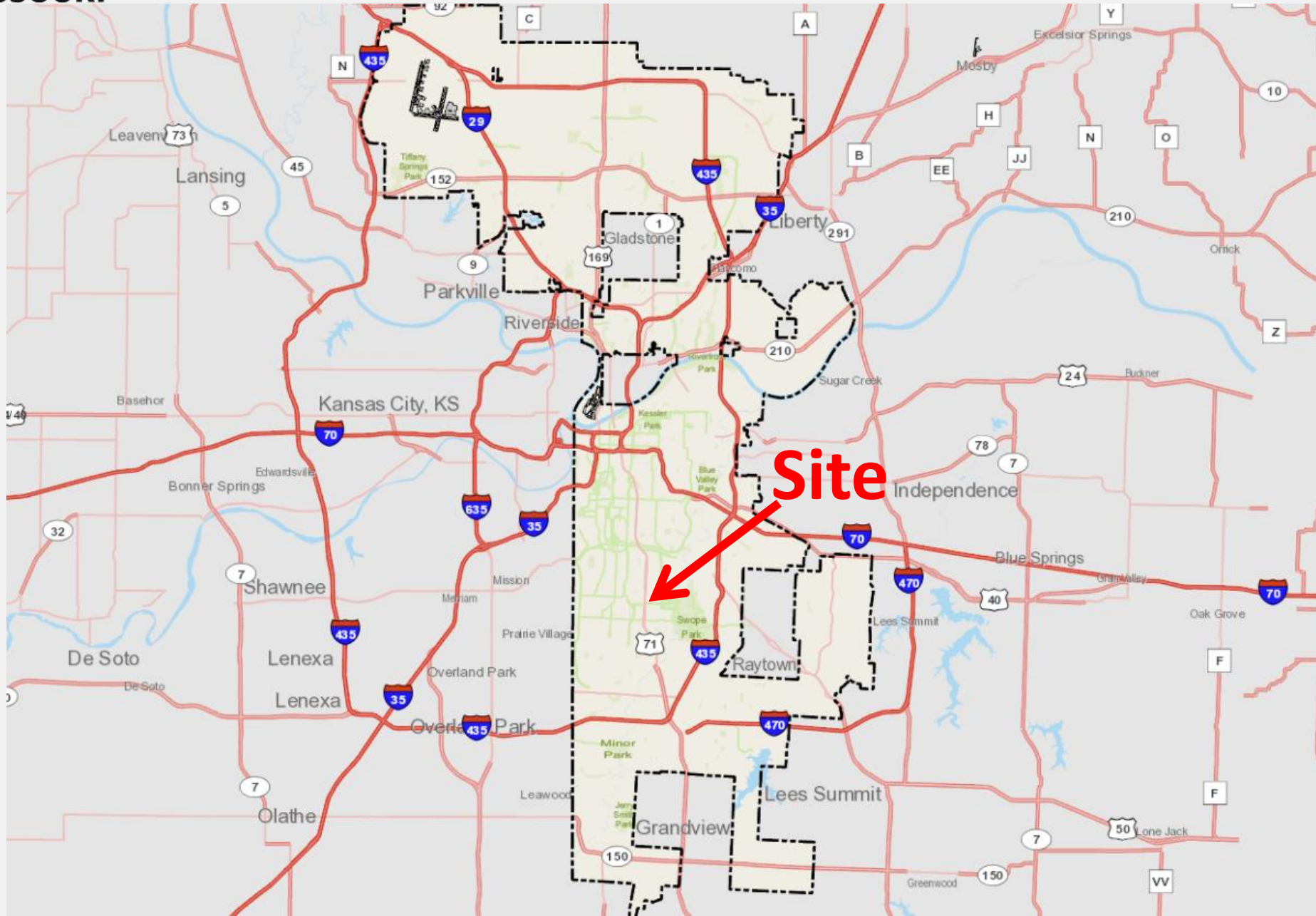
SouthPointe

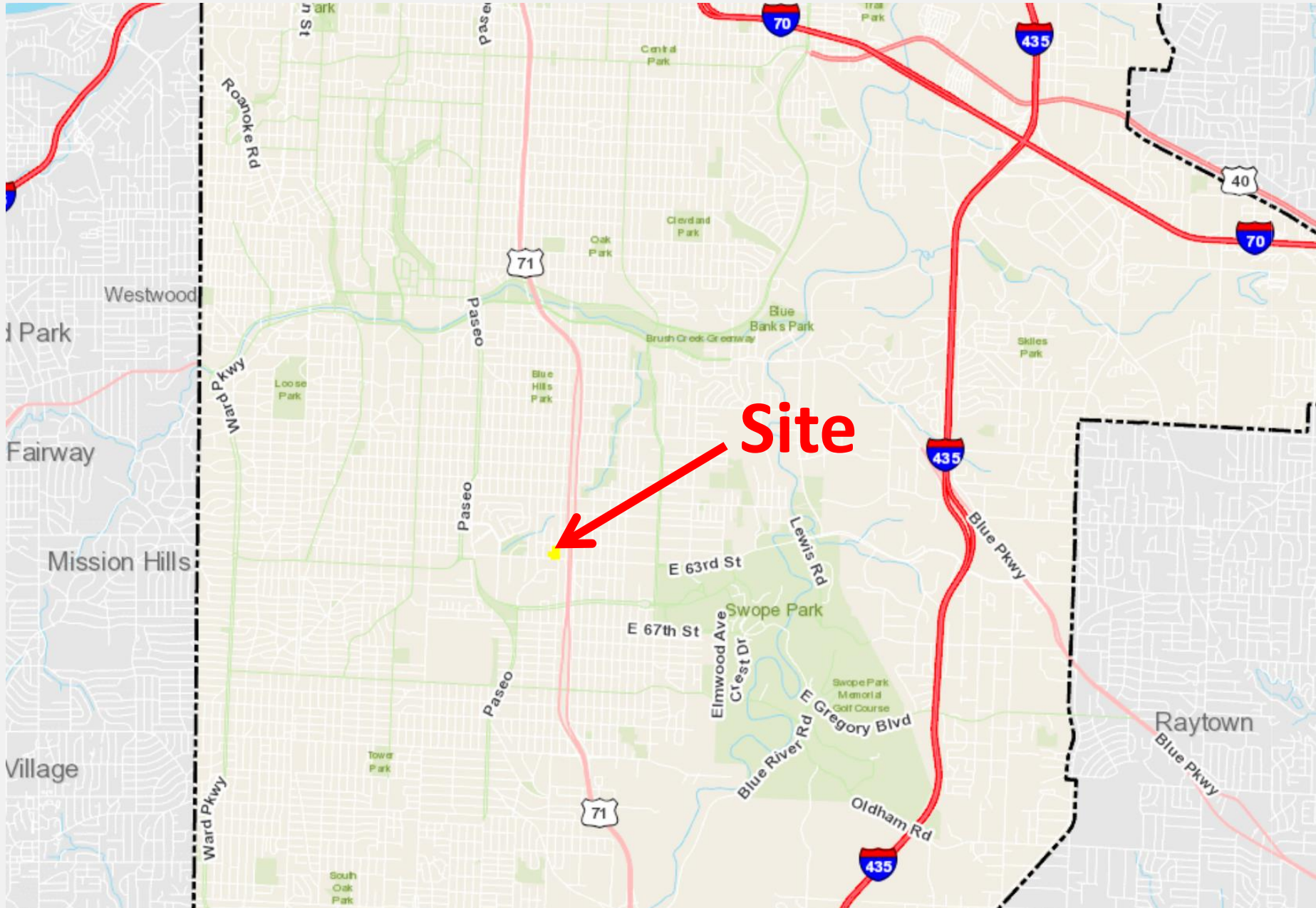
September 27, 2023

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. 63rd 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"

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



2022 Plan



2023 Plan

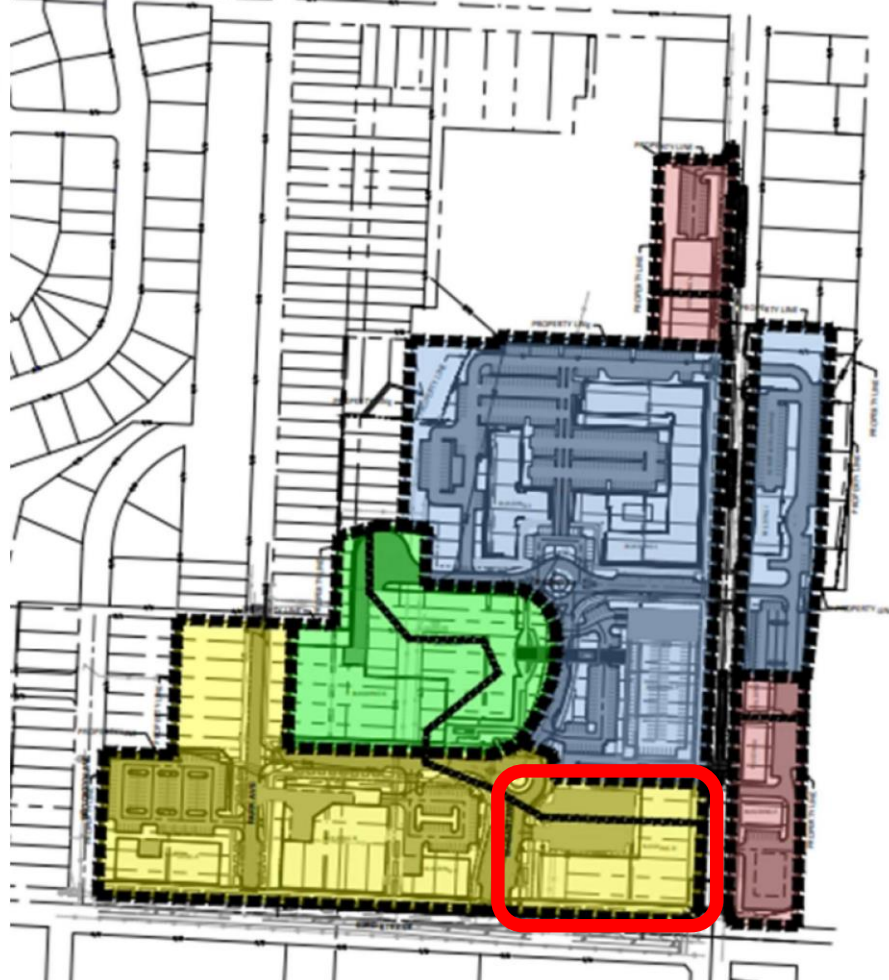
SOUTHPOINTE
PHASING PLAN
CIRCA 2022

- LEGEND**
- PROJECT PHASE**
- PHASE 1
 - PHASE 2
 - PHASE 3
 - PHASE 4



SOUTHPOINTE
PHASING PLAN
REVISED 2023

- LEGEND**
- PROJECT PHASE**
- PHASE 1
 - PHASE 2
 - PHASE 3
 - PHASE 4





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

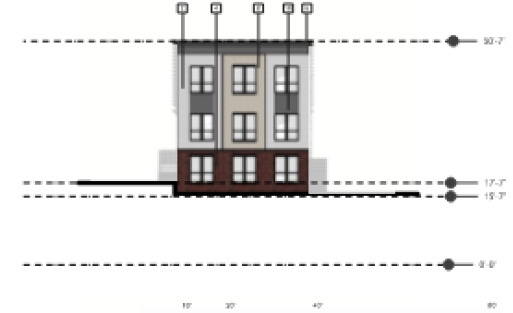


WEST ELEVATION (BLDG L)

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

