



## Legislation Details (With Text)

<b>File #:</b>	20-ZA-07	<b>Version:</b>	1
<b>Type:</b>	Report	<b>Status:</b>	Public Hearing
<b>File created:</b>	9/9/2020	<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	9/14/2020	<b>Final action:</b>	
<b>Title:</b>	Conduct a public hearing and consider the request to amend the Planned Development District No. 90 (PD-90) including but not limited to modifying the development standards and associated Conceptual Site Plan for a multi-family development, on approximately 16.14 acres generally bounded by McEwen Drive on the north and Blue Lake Circle on the south; and take appropriate action		

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Aerial Map, 2. Location Map, 3. Staff Report, 4. Conceptual Site Plan, 5. Conceptual Landscape Plan, 6. Conceptual Building Elevations (Black and White), 7. Conceptual Building Elevations (Color) (for information purposes only), 8. Proposed Planned Development Ordinance No. 90 (PD-90), 9. Ordinance No. 3474 and Ordinance No. 3377 (Current Planned Development District No. 90 (PD-90 Ordinances), 10. Site Photographs, 11. Notification Map, 12. Summary of Mailed Notices

Date	Ver.	Action By	Action	Result
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**Conduct a public hearing and consider the request to amend the Planned Development District No. 90 (PD-90) including but not limited to modifying the development standards and associated Conceptual Site Plan for a multi-family development, on approximately 16.14 acres generally bounded by McEwen Drive on the north and Blue Lake Circle on the south; and take appropriate action**

### BACKGROUND:

The applicant, Jason Leeds, with Leeds Real Estate Services, Inc, is proposing an amendment to the Planned Development District No. 90 (PD-90) for the Midway Urban Village development as it relates to Phase II, which includes 161 multi-family units on approximately 4.39 acres of land, located at 4020 McEwen Road. The prior approved conceptual site plan allowed for 235 multi-family units with structured parking for Phase II. Additionally, amendments are being proposed to the development standards associated with the PD-90 ordinance that are applicable to both phases of Midway Urban Village. As a result, the proposed zoning amendment refers to the entire 16.14 acres of land comprising of Phase I (existing) and Phase II (proposed).

The Planned Development District No. 90 (PD-90) zoning district was originally created in 2007 comprising of approximately 40.48 acres of land, bound by Alpha Road to the north and west, Midway Road to the east and Blue Lake Circle to the south. The vision of PD-90 was to foster the development of a mixed-use community of urban-style multifamily residential, retail and office uses.

The PD-90 zoning district was subsequently amended in September, 2016 to initiate the development of Midway Urban Village, a medium density, urban mixed-use project, on approximately 16 acres of land on Tract 3 of the district. Midway Urban Village was proposed to be developed in two phases. The Detailed Site Plan for Phase I was approved in November, 2017 by Resolution No. 2017-120. Construction of Phase I has been completed in 2020 and a certificate of occupancy has been issued.

RECOMMENDATION:

Staff recommends approval of the Zoning request and associated Conceptual Site Plan.

ACTIONS:

1. Motion to recommend approval of the Zoning request and associated Conceptual Site Plan.
2. Motion to recommend approval of the Zoning request and associated Conceptual Site Plan with the following modifications...
3. Motion to recommend denial.
4. Motion to continue discussion at the next meeting.

ATTACHMENTS:

1. Aerial Map
2. Location Map
3. Staff Report
4. Conceptual Site Plan
5. Conceptual Landscape Plan
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8. Proposed Planned Development Ordinance No. 90 (PD-90)
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