



## Legislation Text

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File #: 17-SP-04, Version: 1

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**Consider a request from Western Rim for a Detailed Site Plan for a multifamily residential community on a 31.83-acre site located along Mercer Parkway and take appropriate action.**

**BACKGROUND:**

The proposed 31.83-acre site is located approximately 1,300 feet east of Luna Road, along Mercer Parkway, between the future Single Family Neighborhood Coventry and the future Commerce Street, within Planned Development District No. 99 (PD-99). The applicant is proposing to develop three multifamily residential communities (Grand Estates, Mansions and Towers) in two phases. The overall community will contain 1,224 dwelling units.

**RECOMMENDATION:**

The "Grand Estates, Mansions and Towers" community proposed with this Detailed Site Plan is consistent with Planned Development No. 99 (PD-99) and the associated Conceptual Site Plan described in Ordinance No. 3359.

**ACTIONS:**

1. Motion to recommend Approval of the Detailed Site Plan as presented at this meeting.
2. Motion to recommend Denial of the Detailed Site Plan as presented at this meeting.
3. Motion to recommend Approval of the Detailed Site Plan with the following modifications ...
4. Motion to continue the discussion at the next meeting.

**ATTACHMENTS:**

1. Location Map
2. Aerial Map
3. Staff Report
4. PD-99 Conceptual Site Plan
5. Overall Site Plan
6. Overall Landscape Plan
7. South Trail Details
8. Grand Estates Packet: Site Plan, Landscape Plan, Elevations
9. Mansions Packet: Site Plan, Landscape Plan, Elevations
10. Towers Packet: Site Plan, Landscape Plan, Elevations
11. Monument Sign Details
12. Site Photographs