



Gallery

Master Development Plan

MDP-Conceptual

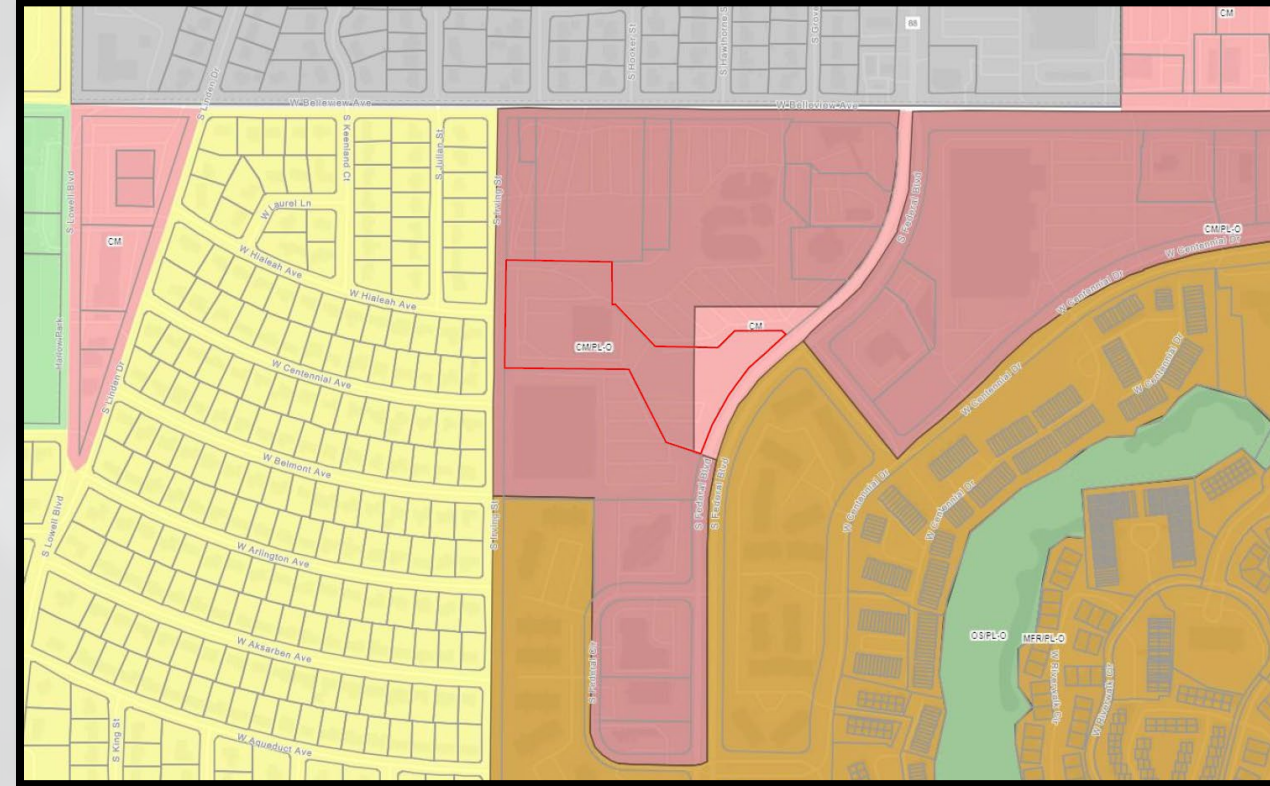
Jerad Chipman, AICP
December 11, 2023

Purpose

- Applicant requests approval of a Master Development Plan -Conceptual
 - Allows up to 180 dwelling units of multi-family dwellings
 - Requires adherence to the applicable Corridor Mixed (CM) zoning district standards
 - Proposed building height of 55-feet
- Decision based on three (3) criteria (Section 10-9-5.7)

Background

- 5.19-acre site
- Previously used as a retail garden center
- The site is currently vacant



Application Details

- Type: MDP-Conceptual
- Plan Set: Thirteen (13) Sheets
- Multi-Family 55+ Active Adult Community
- Proposed maximum of 180 dwelling units
 - Nine (9) Inclusionary Housing Units



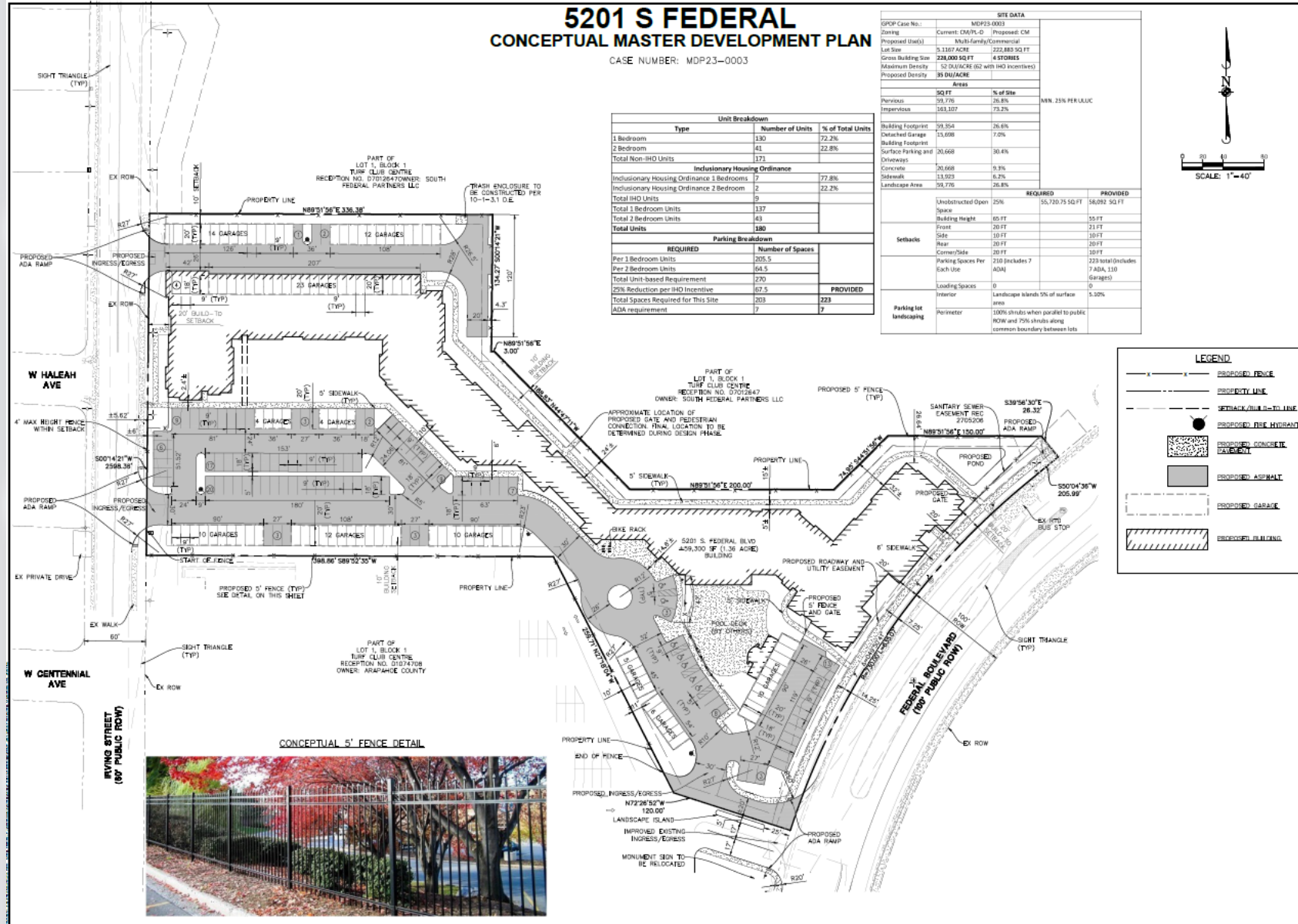
Circulation Plan



Conceptual Architecture

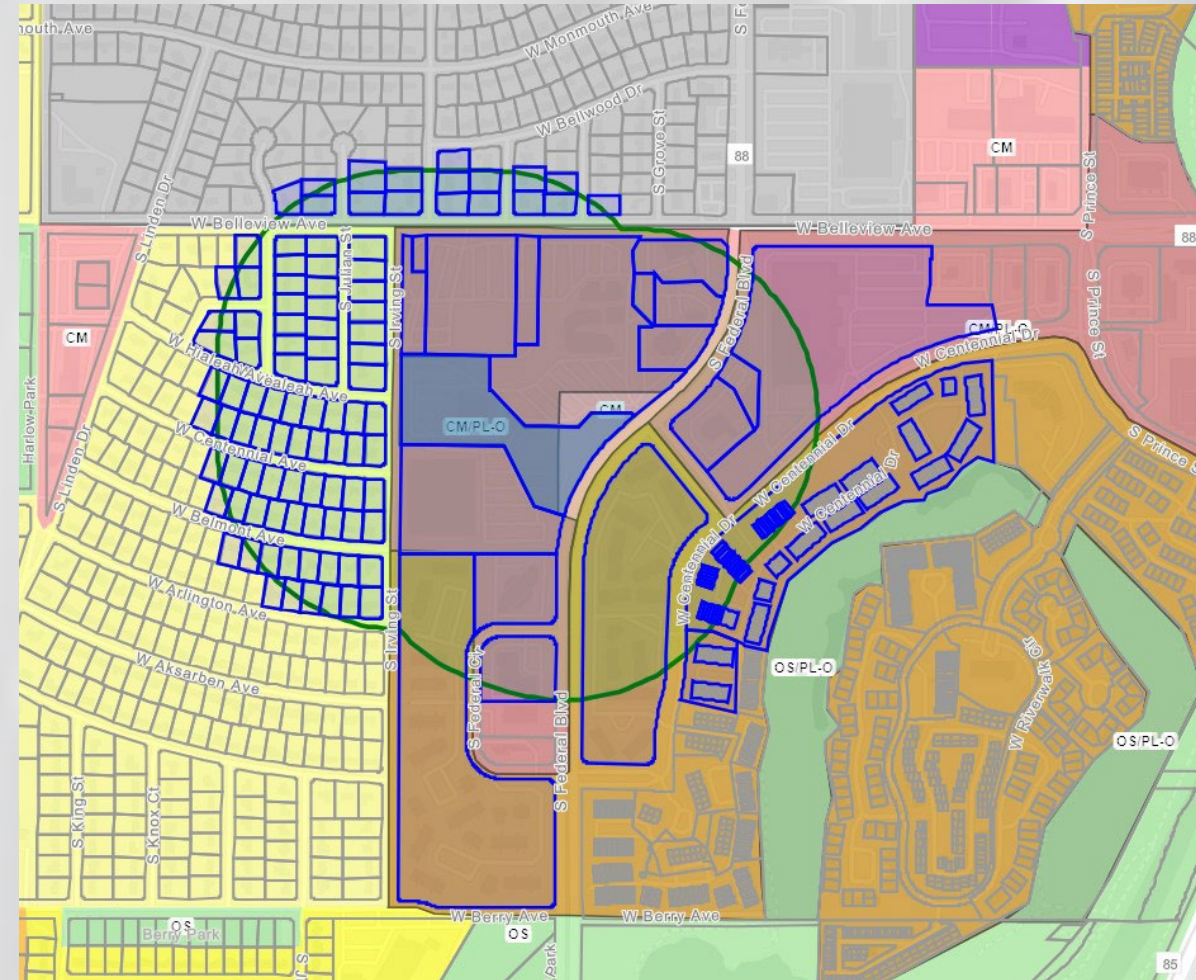


Conceptual Site Plan



Neighborhood Outreach

- One (1) in-person meetings
 - May 11, 2023
- Development Activity List
- Public hearing notice
 - 479 notification postcards
 - Newspaper notice
 - Notice signs posted
 - City postings



Application Materials

- In PC Hearing Packet
 - Gallery Conceptual MDP Plan
 - Staff Report with city analysis
 - Proposed Resolution and Exhibits
 - Applicant's project & decision criteria narrative
 - Applicant's Neighborhood Meeting Summary
 - Traffic Generation Letter
 - Drainage Letter
- Found on the DAL
 - Review comments & responses
 - Title Commitments
 - Will-serve Letters

Staff Analysis

Required MDP Content: Section 10-9-5.7	
Context	✓
Location, Scale, & Design	✓
Density	✓
Intensity	✓
Parking & Circulation	✓
Streets	✓
Common Open Space	✓
Environmental Protection	✓
Phases	✓

MDP Decision Criteria: Section 10-9-5.7	
Layout	✓
Quality Design	✓
Zoning District Conformance	✓

Recommendation

Staff Recommends Approval of the Conceptual MDP