



## Legislation Text

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**File #:** 2021-159, **Version:** 1

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Consider public testimony regarding, and an ordinance rezoning 65.50 acres located southwest of the intersection of Louis Henna Boulevard and Greenlawn Boulevard from the C-1 (General Commercial) zoning district to the PUD (Planned Unit Development) No. 129 zoning district. (First Reading)\*

This rezoning request was submitted by Mark IV Capital, INC. The City Council approved a development agreement with the applicant in February of 2019. The agreement includes an understanding that the developer would pursue a rezoning to the MU-G (Mixed-Use - Greenfield) district. It states that the project will contain approximately one million square feet of residential, retail and office space at a minimum investment cost of \$200 million dollars. Also included is a schedule and designation of responsibility for the construction of public improvements required for the development. The City's Comprehensive Plan 2030 designates the site for mixed use as did Comprehensive Plan 2020.

The 65.5- acre project is expected to include multifamily housing, hotels, offices, retail stores and restaurants and a grocery store. Using the design requirements of the MU-G (Mixed-Use - Greenfield) zoning district as a base, it is to be a dense mixed-use development designed with pedestrians and cyclists in mind. It will include enhanced streetscapes and architectural amenities at the pedestrian level. A detailed open space master plan, including designs for livable streets, enhanced detention areas, greens, plazas, and courtyards, will be implemented.

The regulations of the MU-G (Mixed-Use - Greenfield) district are the basis for the development. Some of the project highlights include:

- A 15-story building height.
- An open space plan which will provide a more integrated and unique open space network throughout the site.
- A maximum block size of ten (10) acres and 600 feet, with pedestrian breaks.
- The 'Main Street' is District Way and a portion of Marshall Circle: primary building entrances will be architecturally prominent and oriented to the street.
- All buildings and streets will have a unified theme for pedestrian amenities and building facades longer than 50 feet must have architectural features.
- Phase One of the project will include an office use.

- All stand-alone Multifamily residential projects will be an urban style design.

Two proposed driveway locations to the SH 45 frontage road indicated do not meet the minimum separation requirements from existing driveways. Staff is working with the developer on a solution.

The Planning and Zoning Commission held a public hearing on May 5, 2021. There were no speakers. The Commission voted 8-0 to recommend approval. A site development plan for the first phase of the project is under review by the City. It includes a 4-story office building with a parking garage and a separate retail building that will house a coffee shop.