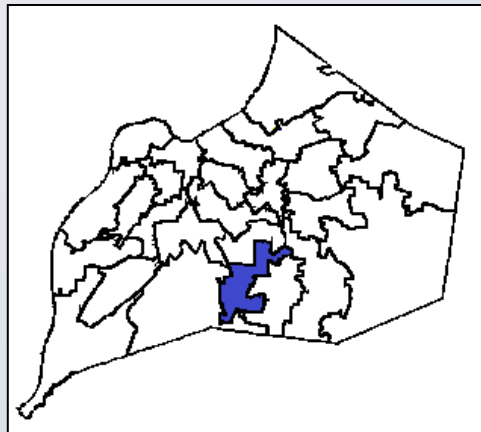
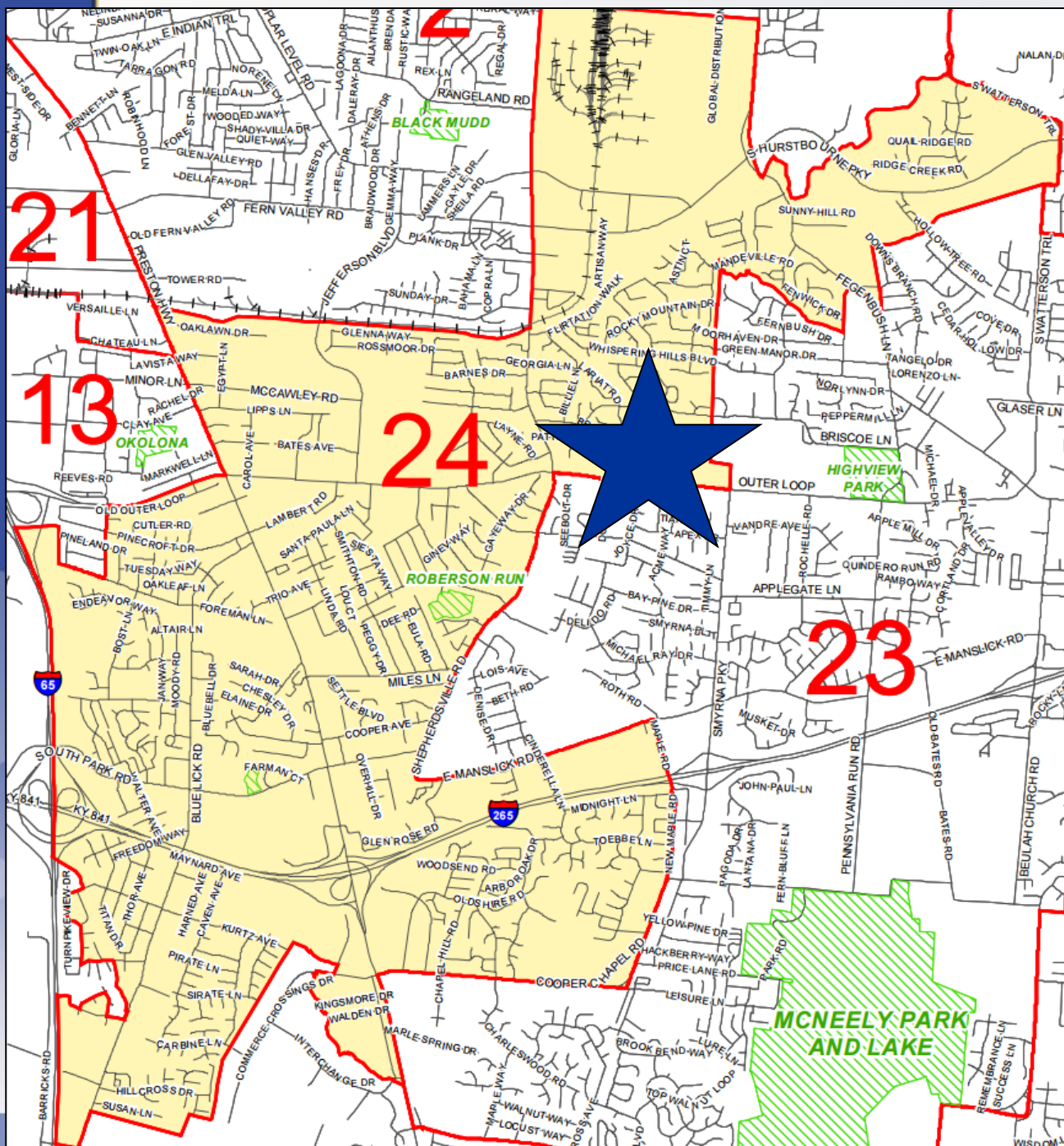


20-ZONE-0120

OUTER LOOP APARTMENTS

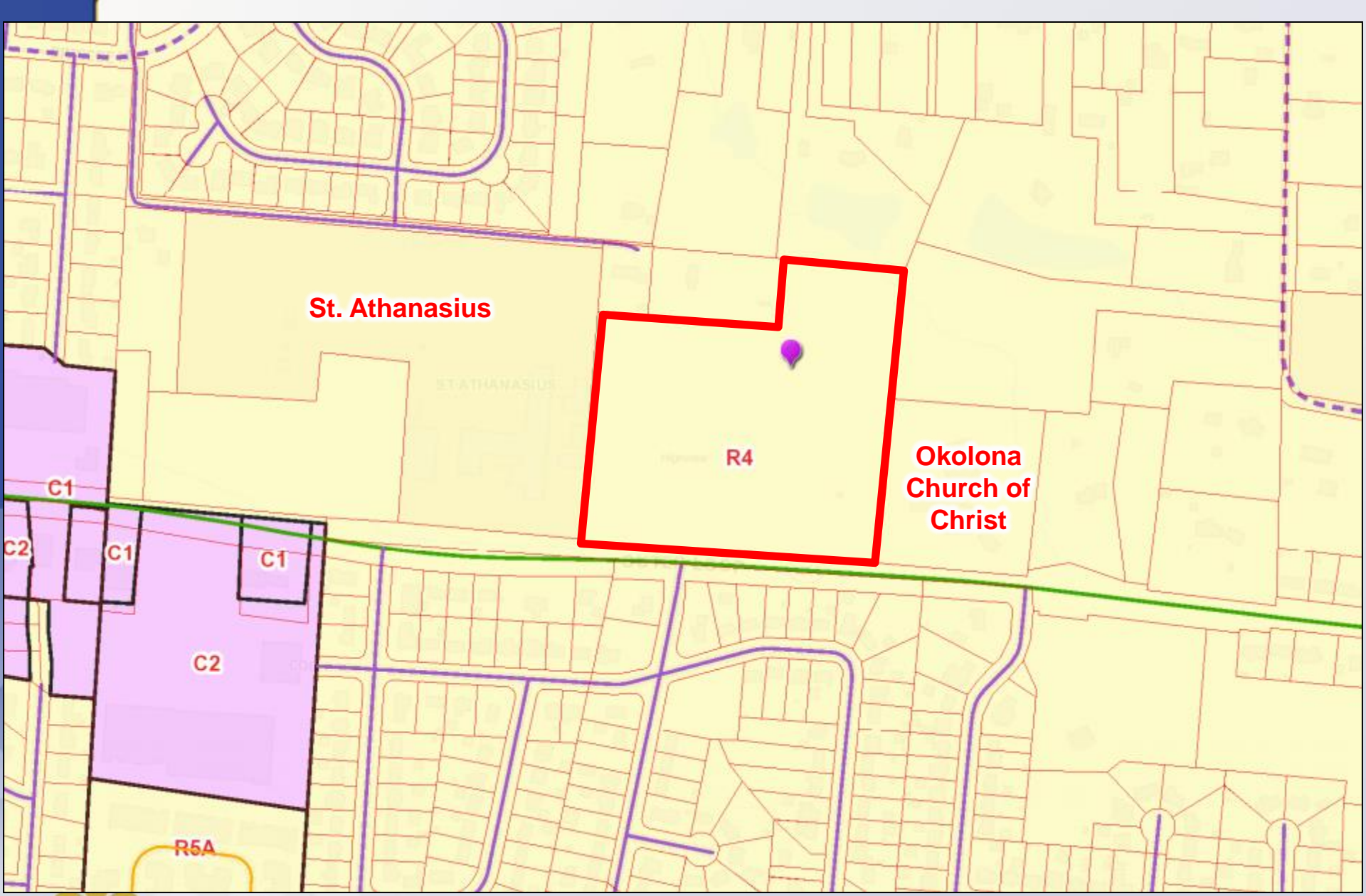


Planning & Zoning Committee
October 5, 2021



6001 Outer Loop
 District 24 -
 Madonna Flood





Requests

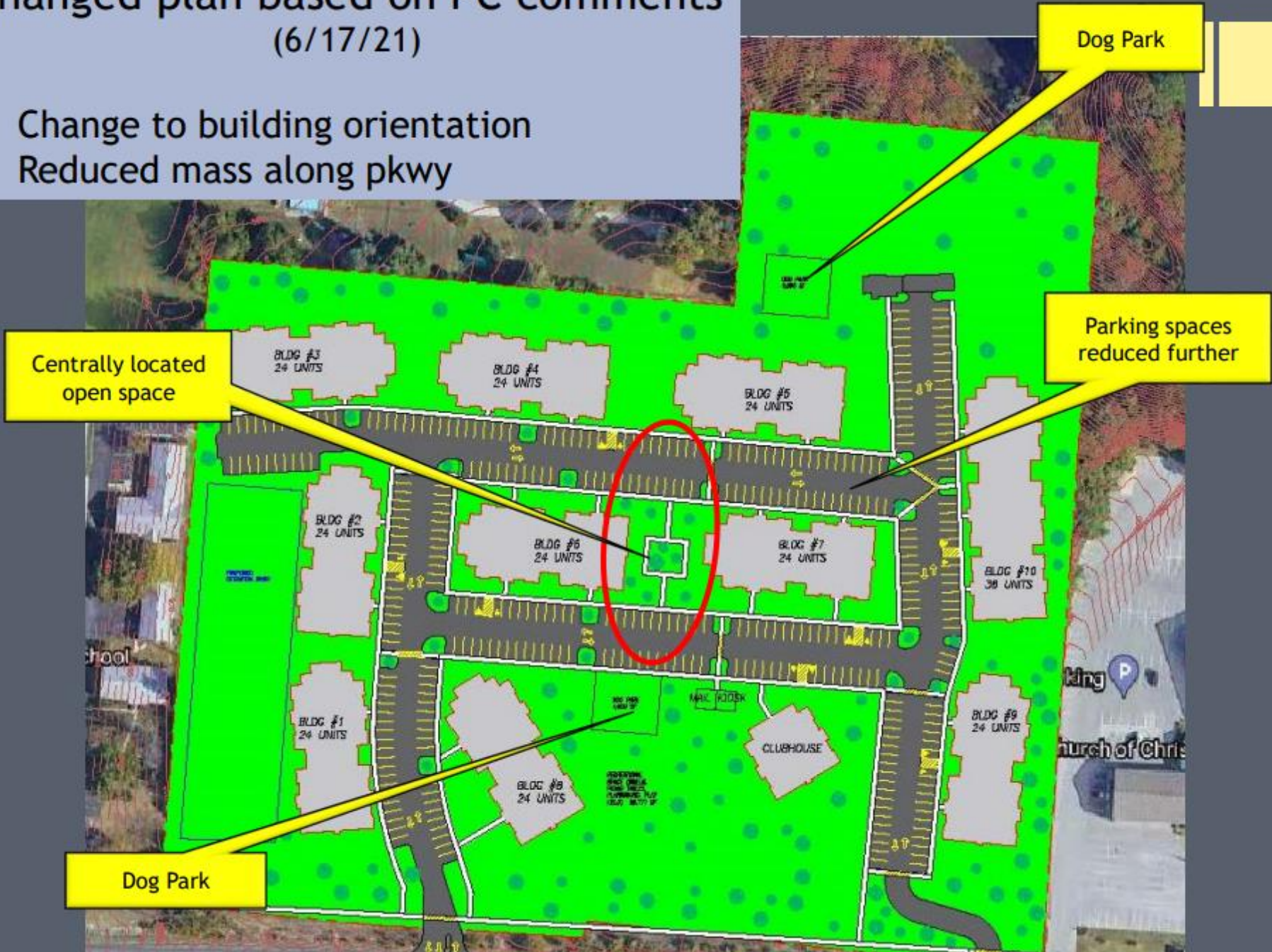
- Change-in-Zoning from R-4 to R-6
- Waiver from Section 6.9.2.A.1.a.ii of the Land Development Code to allow the omission of a required stub to an undeveloped property
- Detailed District Development Plan with Binding Elements

Case Summary

- Currently undeveloped (previously used as a pool)
- Proposing 252 units on 15 acres
- Three story buildings
- Located in the Highview Neighborhood Plan Study Area
- Waiver for the stub warranted because of steep slope conditions at rear of site

Changed plan based on PC comments (6/17/21)

- Change to building orientation
- Reduced mass along pkwy





Architectural Design Variations

- Roof line variations
- Color variations
- Differences in building material
- Differences in gables
- Differences in window awning treatment
- Differences in balcony columns
- Differences in breezeway entrances

Public Meetings

- Neighborhood Meeting held 11/23/2020
- LD&T meeting on 5/13/2021
- Planning Commission public hearing on 6/17/2021
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to R-6 by a vote of 9-0.
 - No action was taken on the development plan or associated waiver, so no binding elements are attached to this request at this time.
- Planning Commission public hearing on 9/16/2021
 - No one spoke in opposition.
 - Motion to approved the Development Plan by a vote of 9-0.