



Case Number: PC 21-08  
 Meeting Date: March 4, 2021  
 Project Address: 4252 N. Tupelo Drive  
 Project Type: PUD Amendment  
 Description: Cedar Bluff  
 Amend outline plan  
 to allow apartments



### **Petition Description** (attach additional pages as needed)

Property Owner previously submitted plans to construct a mixed-use project on Lot 1 of the Cedar Bluff PUD. The commercial component of the the initial proposal will instead be constructed on Lot 3 of the Cedar Bluff PUD as a commercial strip center. The building to be constructed on Lot 1 will be multifamily residential rental housing with ground floor amenities and leasing office. This is the preferred project site plan to avoid commercial over-saturation and to provide visibility to the commercial users along the public right-of-way.

Specifically, the Cedar Bluff PUD Outline Plan dated May 5, 2014 is to be amended as follows:

--The final sentence of the "Proposed Uses" paragraph on page 3 of the Plan shall be deleted in its entirety and replaced by the following: "Parcel A of the development may include multifamily residential apartments with units on all floors or above commercial space."

--The Density Development Standards for Parcel A listed on Table B (page 9) of the Plan shall be deleted in their entirety and replaced by the following: "1 Primary structure per lot. First floor commercial or office is permitted (not required). Residential uses shall be permitted at 15 units per acre or DUE\*\*"

### **Required Submittal Documentation**

1. Completed and signed application
2. Full description of petition request
3. Filing Fee
4. Copy of deed with accurate legal description
5. Affidavit of property owner consent (if necessary)
6. Other documents/exhibits as necessary

Application deadlines:

- A. Thirty (30) days before scheduled Plan Commission meeting for major subdivisions (5 or more lots), Planned Unit Developments (PUD's), development plans and annexations.
- B. Twenty-one (21) days before scheduled Plan Commission meeting for minor subdivisions (under 5 lots), plat amendments, rezones and other petitions.

All submittals other than application (deed, legal description, plats, plans, other relevant documents) shall include electronic copies. Two large sets of preliminary plats and/or development plans shall be submitted of sufficient size to provide thorough review.

\*Ten (10) copies of the plats and/or plans, 11"x17" in size, or other documents, 8½"x11" in size (not including application, deed or legal description) shall be submitted.

**\*Not required for virtual meetings**

### **Petitioner Responsibilities**

1. Petitioner or representative shall be present at the public hearing.