



## AGENDA ITEM SUMMARY

### District Impacted

- ☐ 1 = Anzolitto
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☒ 5 = Colvin
- ☐ All

### DESCRIPTION:

DISCUSSION ITEM – The Commons at Menger Creek Site Development

### RECOMMENDED ACTION (be specific)

No action

### DEPARTMENT

Planning and Community Development

### CONTACT PERSON

Laura Talley

### SUMMARY

This proposed development is The Commons at Menger Creek. It is the northeastern section of our SoBo area and has a mix of Character Zones on the property. The first is the Neighborhood Character Zone:

*Neighborhood Character Zone (N-CZ): The Neighborhood Character Zone provides for a range of mid to small scale residential (Detached Dwelling, Duplex Dwelling, Attached Dwelling, Multi-Dwelling Structure, Accessory Dwelling, Garden Homes, Cottage Housing Development, and Multi Unit Homes) to develop a low intensity of residential to support diversity of uses and residential types. Development standards will emphasize compatibility and appropriate transitions.*

The plan for this development is to use a mix of residential, from small lots to townhomes and apartments. These home types will feed into the commercial area along Herff Road. As a reminder, the city entered into a development agreement with Mr. Calder (the original owners) several years ago and in that agreement Third Street could not connect to the commercial development in the area. It was an effort to protect the Oak Park neighborhood by minimizing cut-through traffic. For this reason, the developer cannot make a direct street connection to the commercial area, but they have provided a trail that will allow the Oak Park neighborhood and The Commons neighborhood to easily walk over to the commercial area in SoBo.

The commercial area of The Commons at Menger Creek is the Mixed Use Character Zone along Herff Road:

*Mixed Use Character Zone (MU-CZ): The Mixed Use Character*

	<p><i>Zone provides for small to mid-scale commercial (retail, restaurant, office) uses, mid-scale mixed use buildings and Multi Dwelling Structures that leverages Main Street and Herff Road as commercial streets that connect to internal Complete Streets supporting multimodal users, and promoting economic development. Development standards will emphasize shared parking, cross-access driveways, creek interface, landscaping and appropriate transitions.</i></p> <p>In our description of the SoBo Overlay District, the commercial area is supposed to look very similar to our downtown area and the residential portion is supposed to be high density which will be served by the commercial area through uses and walkability.</p> <p><i>Establishment of Circulation. The Regulating Plan will indicate Primary and Secondary circulation routes and intersections that will provide a flexible configuration for circulation, intersections and block sizes in the overlay area. The circulation alignment as shown on the Regulating Plan are flexible and can be shifted in response to topography, natural features, and tree stands, while maintaining the required intersections and made be adjusted by administrative approval. The number and general location of intersections shall not change and the general location and connectivity of the circulation shall not change. A plot plan shall indicate adherence to minimum circulation requirements. Trail connectivity as depicted on the Regulating Plan shall be generally adhered to and built to typical city standards for a multiuse trail. Primary and Secondary streets also indicate location of Primary and Secondary frontages in the Building Frontage and Orientation section of the Combined Commercial Design Standards in Article 3, Section 09 of the Zoning Ordinance if in a Hybrid Commercial Character Zone and conform to the Commercial Center Design standards in Article 3, Section 08 of the Zoning Ordinance if in a Mixed Use or Neighborhood Character Zone will apply to lots. Streets and intersections can be added beyond the minimum circulation depicted on the Regulating Plan in accordance to existing regulations.</i></p> <p>At this time the developer would like to discuss the overall plan for the area and discuss some potential deviations from street cross-sections.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	

<b>ADDITIONAL INFORMATION</b>	
<b>POWER POINT ?</b>	

This summary is not meant to be all inclusive. Supporting documentation is attached.