

## Legislation Details (With Text)

<b>File #:</b>	2023-5780	<b>Name:</b>	
<b>Type:</b>	Public Hearing - Sworn	<b>Status:</b>	Presented
<b>File created:</b>	8/4/2023	<b>In control:</b>	City Council - Regular Session
<b>On agenda:</b>	10/24/2023	<b>Final action:</b>	10/24/2023
<b>Title:</b>	Public Hearing: Application #PL2023-093 - Rezoning from CP-2 and RP-3 to PMIX and Preliminary Development Plan - Pryor Mixed Use, 1805 & 1905 SW M-150 Highway; Griffin Riley Property Group, applicant. (NOTE: This was continued from October 10, 2023 per the applicant's request.)		

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 08-10-2023 PC Action Letter, 2. Applicant Presentation, 3. Staff Presentation, 4. Staff Letter, 5. Transportation Impact Analysis, 6. Traffic Impact Study, 7. Rezoning & Preliminary Development Plan, 8. Elevations, 9. Sight Line Exhibit, 10. Preliminary Stormwater Management Plan, 11. Location Map

Date	Ver.	Action By	Action	Result
10/24/2023	1	City Council - Regular Session	presented	
10/10/2023	1	City Council - Regular Session	continued	Pass
8/10/2023	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2023-093 - Rezoning from CP-2 and RP-3 to PMIX and Preliminary Development Plan - Pryor Mixed Use, 1805 & 1905 SW M-150 Highway; Griffin Riley Property Group, applicant.  
(NOTE: This was continued from October 10, 2023 per the applicant's request.)

### Issue/Request:

The applicant requests approval of a rezoning from CP-2 & RP-3 to PMIX & RP-4 and preliminary development plan (PDP) for a mixed use and multi-family development on 18.16 acres located at the southeast corner of Mo 150 Hwy and SW Pryor Rd.

The proposed development has both a vertical and horizontal mix of uses that include apartments, offices, and retail. From an architectural perspective, buildings will range from 1 to 4 stories. Materials include brick, board & batten siding, stucco, and storefront glazing.

### Proposed Motion:

I move to recommend approval of Application #PL2023-093 - Rezoning from CP-2 and RP-3 to PMIX and Preliminary Development Plan - Pryor Mixed Use, 1805 & 1905 SW M-150 Highway; Griffin Riley Property Group, applicant.

Matt Tapp, applicant's representative  
C. Shannon McGuire, Senior Planner

**Recommendation:** With the conditions of approval as outlined in the staff letter and below, the application meets the goals of the 2021 Ignite! Comprehensive Plan, applicable requirements of the UDO and Design and Construction Manual (DCM).

1. A modification of UDO Sec. 6.030, Table 6-2, Density, shall be granted to allow 13.93 units per acre for the RP-4 district instead of 12 units to the acre.
2. A modification of UDO Sec. 6.030, Table 6-2, Minimum Lot Size, shall be granted to allow a minimum lot size of 2398.4 sf. per unit for the RP-4 district instead of 3,500 sf. per unit.
3. A modification of UDO Sec. 8.750, Acceptable plant materials, shall be granted to allow deciduous shade trees to be a minimum of 2.5" caliper at planting, evergreen trees to be a minimum height of 6' at planting and deciduous ornamental trees to be a minimum of 2" caliper at planting.
4. A modification of UDO Sec. 5.510, M-150 CDO Design Standards, shall be granted to allow parking structures (detached garages) to occupy 33% of the SW Pryor Rd perimeter public street frontage.
5. Development shall be in accordance with the preliminary development plan with a revision date of April 21, 2023.
6. Development shall be in accordance with the Transportation Impact Analysis prepared by Susan Barry, P.E., dated August 3, 2023.

A motion was made by Board Member Trafton, seconded by Board Member Jana-Ford, that this application be recommended for approval to the City Council - Regular Session, due back on 10/10/2023.

The motion carried by the following vote:

Aye: Chairperson Funk, Board Member Benbrook, Board Member Jana-Ford, Board Member Kitchens, Board Member Touzinsky, Board Member Trafton

Nay: Vice Chair Arth, Board Member Rader

Absent: Board Member Loveless