

April 21, 2016

**MP16-02: First Revised Master Preliminary Plan of Save Our Streets Subdivision**

- SIZE AND LOCATION:** 20.61 acres of land out of Zeno Phillips Survey, A-45 adjoining the west side of Groesbeck Street between Palasota Drive and Richard Street
- EXISTING LAND USE:** facilities for SOS Ministries and vacant acreage
- ZONING:** Planned Development – Mixed Use District (PD-M), as approved by Ordinance No. 1788
- APPLICANT(S):** SOS Ministries c/o Will Agnor
- AGENT:** Civil Engineering Consultants – Stewart Kling
- STAFF CONTACT:** Stephanie Doland, Staff Planner

**SUMMARY RECOMMENDATION:** Staff recommends **approving** this revised master preliminary plan subject to a condition (see page 3).

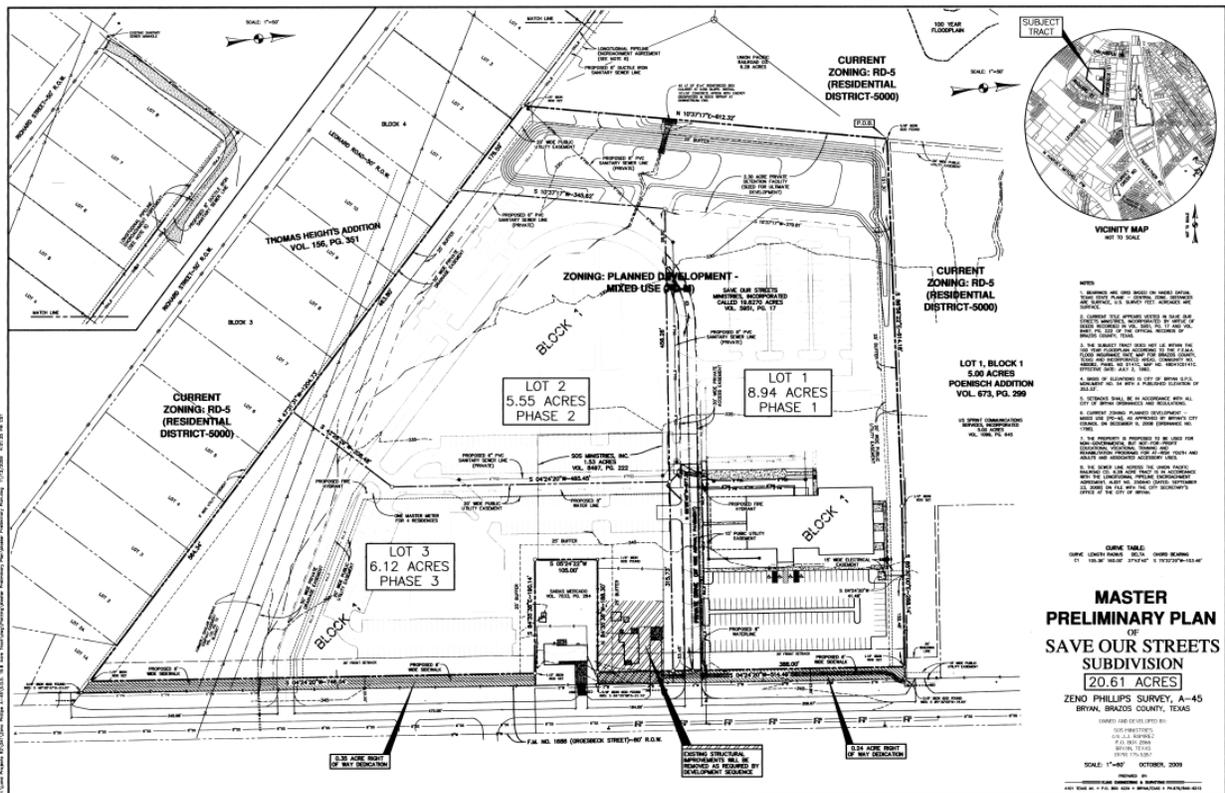


**BACKGROUND:**

Save Our Streets (SOS) Ministries, Inc., a not-for-profit organization that provides educational vocational training and rehabilitation programs for at-risk youth and adults, owns these 20+ acres of land. The organization wishes to develop this property into a campus for its activities and outreaches.

On December 9, 2008, the City Council approved a Planned Development – Mixed Use (PD-M) District for this property. On November 5, 2009, the Planning and Zoning Commission voted to approve a master preliminary plan and final plat for Phase 1 (Lot 1) of this subdivision. The approved master preliminary plan shows the proposed development of this property with several buildings, planned to be utilized for classroom, meeting, office and warehousing/storage uses.

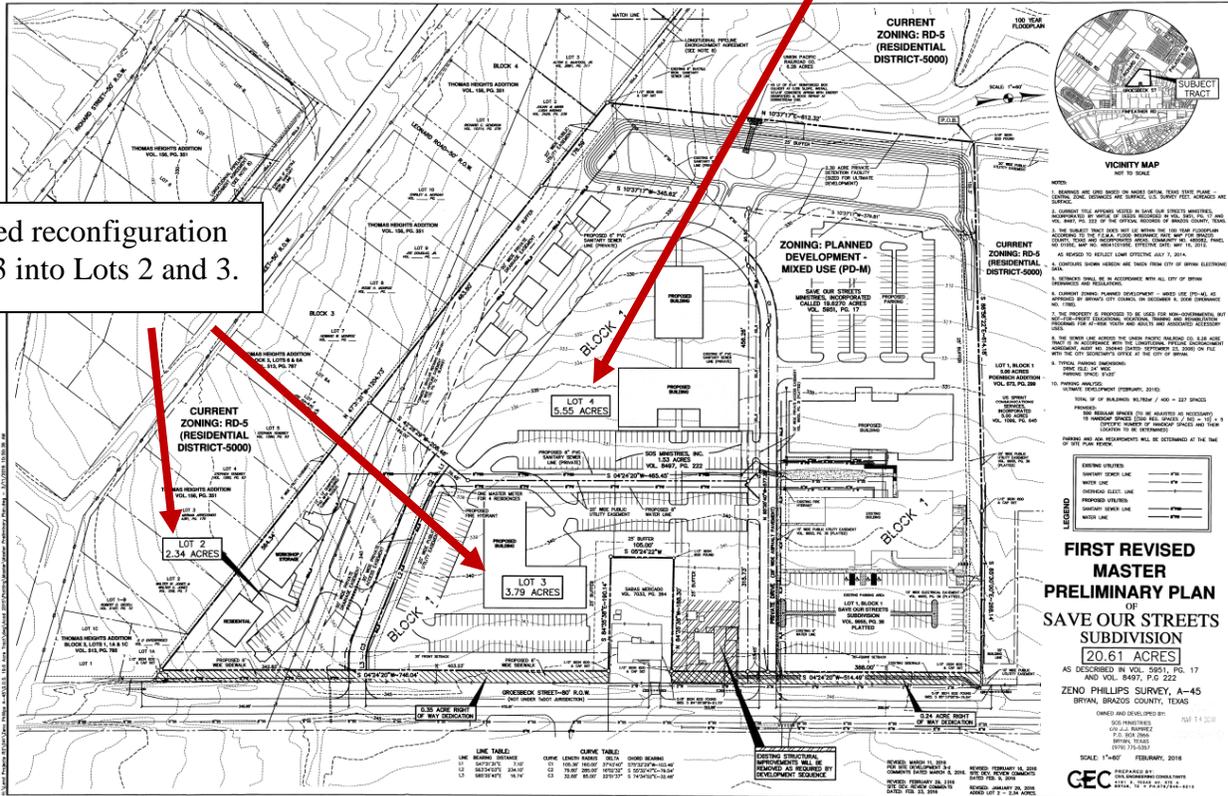
On February 2, 2016 the applicant, SOS submitted a revised master preliminary plan to include the proposed use of a residence and a warehouse/storage shop near the southern tip of the property (proposed Lot 2), and a final plat for a revised Lot 2 layout. Since a residence and warehouse/storage shop at the proposed location (Lot 2) were not part of the PD-M zoning development plan that was previously approved, SOS also submitted a rezoning request to amend the PD-M zoning development plan for this property. That request, Rezoning case no. RZ16-02, and the proposed final plat for Lot 2 (case no. FP 16-02) are also scheduled for consideration by the Planning and Zoning Commission during its regular meeting on April 21, 2016. The proposed development plan for RZ16-02 is included below.



**Master Preliminary Plan approved November 5, 2009**

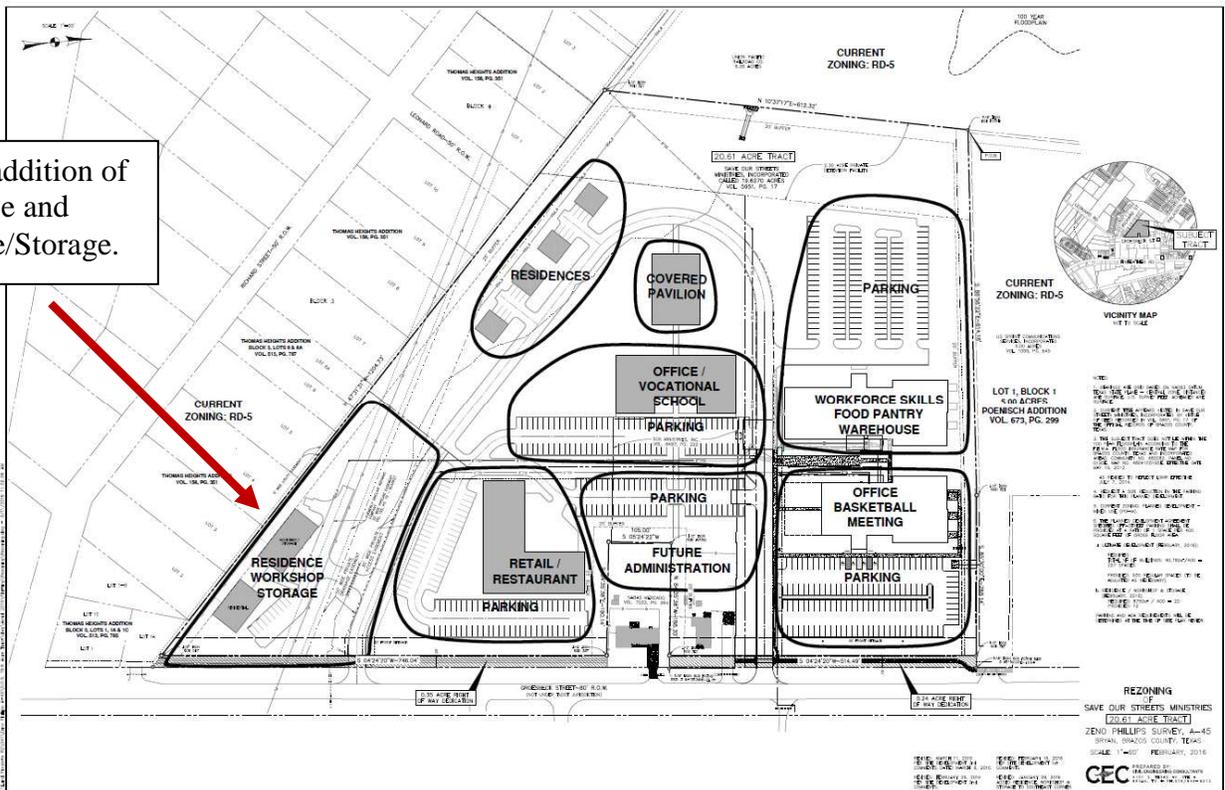
Proposed re-labeling of Lot 2 into Lot 4.

Proposed reconfiguration of Lot 3 into Lots 2 and 3.



Proposed First Revised Master Preliminary Plan MP16-01

Proposed addition of a Residence and Warehouse/Storage.



Proposed Development Plan (Rezoning case no. RZ16-02)

## **ANALYSIS AND RECOMMENDATION:**

In order to accommodate the planned campus development in accordance with the city's development regulations, SOS Ministries has submitted this revised master preliminary plan that shows the proposed development of this site into four lots in four subdivision phases. The original master plan approved November 5, 2009 (shown above), included the preliminary plan for the configuration of Lots 1-3 in the SOS Subdivision. The proposed master preliminary plan has been amended to include an additional lot, Lot 4, and the new proposed configuration of Lots 1-4. The lot configuration differs by reconfiguring the original Lot 3 into two lots, Lot 2 and 3, and now renaming the previously the labeled Lot 2 as Lot 4.

The Site Development Review Committee and staff recommend **approving** this proposed master preliminary plan, **subject to City Council's prior approval of Rezoning request case no. RZ16-02.** With approval of the related rezoning, the proposed revised master preliminary plan will comply with all applicable codes and ordinances.