



## Legislation Details (With Text)

**File #:** 21-1929      **Version:** 1      **Name:**  
**Type:** CONSENT AGENDA      **Status:** Approved  
**File created:** 9/29/2021      **In control:** Department of Planning and Urban Design  
**On agenda:** 10/27/2021      **Final action:**  
**Title:** An ordinance correcting (1) Planned Development District No. 317, Cedars Area Special Purpose District amended by Ordinance No. 31773; and (2) Planned Development District No. 305, Cityplace amended by Ordinance No. 31370 - Financing: No cost consideration to the City  
**Sponsors:**  
**Indexes:** 2  
**Code sections:**  
**Attachments:** 1. Maps

Date	Ver.	Action By	Action	Result
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**STRATEGIC PRIORITY:** Economic and Neighborhood Vitality  
**AGENDA DATE:** October 27, 2021  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Department of Planning and Urban Design  
**EXECUTIVE:** Dr. Eric A. Johnson

### SUBJECT

An ordinance correcting **(1)** Planned Development District No. 317, Cedars Area Special Purpose District amended by Ordinance No. 31773; and **(2)** Planned Development District No. 305, Cityplace amended by Ordinance No. 31370 - Financing: No cost consideration to the City

### BACKGROUND

On October 23, 2019, City Council authorized an amendment to Subdistrict E2 within Planned Development District No. 305, Cityplace on property generally located on both sides of North Central Expressway between the area south of Carroll Avenue on the north and Thomas Avenue on the south, to allow for the redevelopment of the subject site into a high-density mixed-use project by Resolution No. 19-1702; Ordinance 31370. The proposed amendments included but are not limited to use; yard, lot, and space regulations; off-street parking and landscaping regulations, on the northeast corner of North Central Expressway and Haskell Avenue. Subsequent to the passage of the ordinance it was determined that the Sec. 51P-305.108.(c)(2) "East Mixed Use Subzone" in "Residential Density in mixed use subzones" inadvertently missed to add the following sentence "In Subdistrict E2, the subdistrict is treated as one lot for the calculation of floor area ratio" to reflect the intent of the amendment, as included in the Conceptual Plan and discussed during the approval

process.

On February 10, 2021, City Council authorized an amendment to Planned Development District No. 317, Cedars Area Special Purpose District; on property generally bounded by Interstate Highway 30 on the north, Interstate Highway 45 on the east, the G.C.&S.F. Railroad right-of-way on the south, and the M.K.&T. Railroad right-of-way on the west, to amend zoning regulations including use, development standards, and other appropriate regulations of PD. No. 317, by Resolution No. 21-0343; Ordinance 31773. Subsequent, to the passage of the ordinance, it was discovered that the days of the week that a commercial amusement (inside) use may be open to the public was incorrect for Designated Legacy Building Area 2 in Section 51P-317.119. Designated Legacy Buildings (c)(5). The correction ordinance correctly notes the days of the week for the hours of operation as Monday through Sunday in Ordinance No. 31773.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On October 23, 2019, City Council held a public hearing to receive comments regarding an application for and an ordinance granting an amendment to Subdistrict E2 within Planned Development District No. 305, Cityplace, on the northwest corner of North Central Expressway; hearing was closed and was authorized by Resolution No. 19-1702; Ordinance No. 31370.

On February 10, 2021, City Council held a public hearing to receive comments regarding a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District; hearing was closed and was authorized by Resolution No. 21-0343; Ordinance No. 31773.

### **FISCAL INFORMATION**

No cost consideration to the City.

### **MAPS**

Attached