



**TITLE:** Consider/Discuss/Act on the Request by Winkelmann & Associates, Inc., on Behalf of Minerva Partners, Ltd., for Approval of a Concept Plan for Lots 1-9, Block A, of the Water Tower Place Addition, Approximately 23.45 Acres, Located on the Southwest Corner of Virginia Parkway and Custer Road

**MEETING DATE:** October 2, 2012

**DEPARTMENT:** Planning

**CONTACT:** Michael Quint, Director of Planning  
Brandon Opiela, Senior Planner  
Anthony Satarino, Planner

**RECOMMENDED CITY COUNCIL ACTION:**

- Staff recommends approval of the proposed concept plan.

**ITEM SUMMARY:**

- The attached concept plan (Exhibit A) displays the proposed lot layout for the development and indicates the lots will be developed as retail and restaurant establishment uses. The total proposed retail and restaurant square footage for the combined tract (nine lots) is 154,609 square feet. As each tract on the plan is developed, a site plan is required.
- Under the governing planned development ordinance, a concept plan is required if the development of the entire zoning area is not shown on a single site plan. A zoning area, as defined by "PD" – Planned Development District Ordinance No. 1621, is a tract of land or contiguous tracts of land under the same zoning district. The subject property is currently zoned "R-1" Retail District. Concept plans are submitted for review by the Planning and Zoning Commission, which are then forwarded on to the City Council for consideration of approval.
- The purpose of a concept plan is to set forth the development objectives allowed under zoning criteria in a graphic or specific written manner. The proposed concept plan shows the subject property can be effectively developed as nine independent tracts of land, as long as basic access and circulation needs are planned for the overall tract as a whole.

**BACKGROUND INFORMATION:**

- N/A

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- On September 11, 2012, as part of the consent agenda, the Planning and Zoning Commission voted unanimously to recommend approval of the proposed concept plan.