



Department of
**PLANNING &
ZONING**

Eisenhower Pointe II DSUP #2025-10033

Planning Commission Hearing

April 7, 2026

Agenda



1. Summary
2. Project Location
3. Layout and Architecture
4. Highlights and Benefits
5. Community and Recommendation



Summary

Request

- ▶ DSUP for 37 townhouses, 80 back-to-back dwellings, new streets, and open spaces
- ▶ SUPs for residential along Eisenhower Ave, townhouses without public street frontage, and for a parking reduction

Action

- ▶ Planning Commission recommendation of approval

Key Elements

- ▶ Project design and benefits
- ▶ SUP and modification requests



Project Location

Zone:

- ▶ OCM (100)

Small Area Plan:

- ▶ Eisenhower West

Surrounding Uses:

- ▶ Residential, commercial, institutional





Layout and Architecture



Townhouses Example



Back-to-Backs Example



Highlights & Benefits

Highlights

- ▶ **Stormwater management:** 25% more phosphorous removed than required
- ▶ **Transportation:** improved Eisenhower Ave streetscape, incl. utility undergrounding
- ▶ **Schools:** 8 students*

Benefits

- ▶ 117 for-sale townhomes that meet the 2019 Green Building Policy
- ▶ \$1M Eisenhower West Implementation Fund contribution
- ▶ \$956K Affordable Housing Trust Fund contribution
- ▶ \$75K Public Art Fund contribution
- ▶ \$20K Capital Bikeshare contribution
- ▶ 0.6 acres of publicly accessible open space



Planning Commission Guidance

Community

Dec. 3, 2025 – Community meeting (39 attendees)

Jan. 16, 2026 – Eisenhower Partnership (10 attendees)

Mar. 17, 2026 – P&Z Quarterly Community meeting (15 attendees)

Staff recommend approval of

1. DSUP #2025-10033