



Upland Park

Master Plan Amendment #2020-00006

CDD Concept Plan Amendment #2020 -00005

Development Special Use Permit #2019 -00017

TMP Special Use Permit #2021 -00005

Planning Commission

March 2, 2021

Site Context in Beauregard SAP



Project Location



Upland Park DSUP #2019-00017



Site Plan



Circulation



Townhouse Design



6-UNIT FRONT ELEVATION
FULL BRICK FRONTS



SIDE ELEVATION
FULL BRICK SIDE

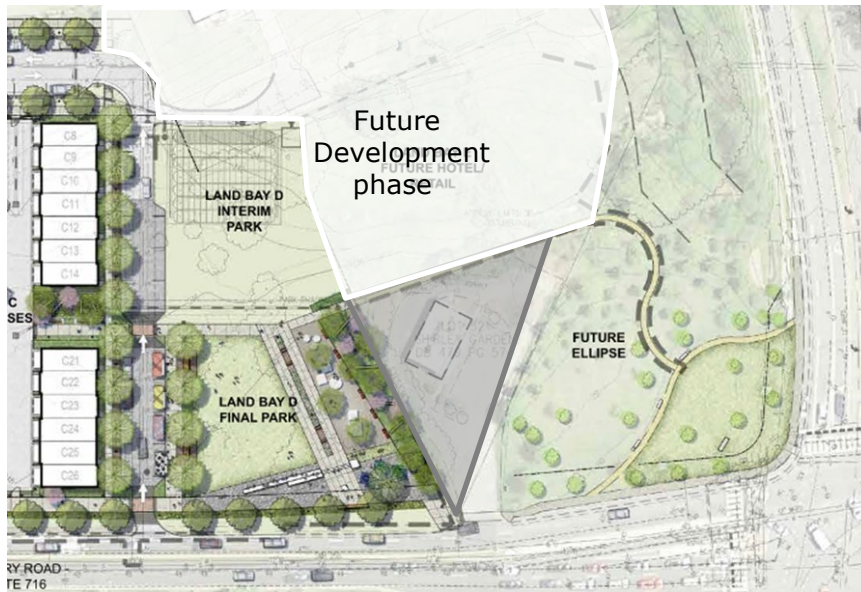


5-UNIT & 6-UNIT FRONT ELEVATION
FULL BRICK FRONTS AT BUILDING ENDS
OTHER UNITS PARTIAL BRICK AND SIDING

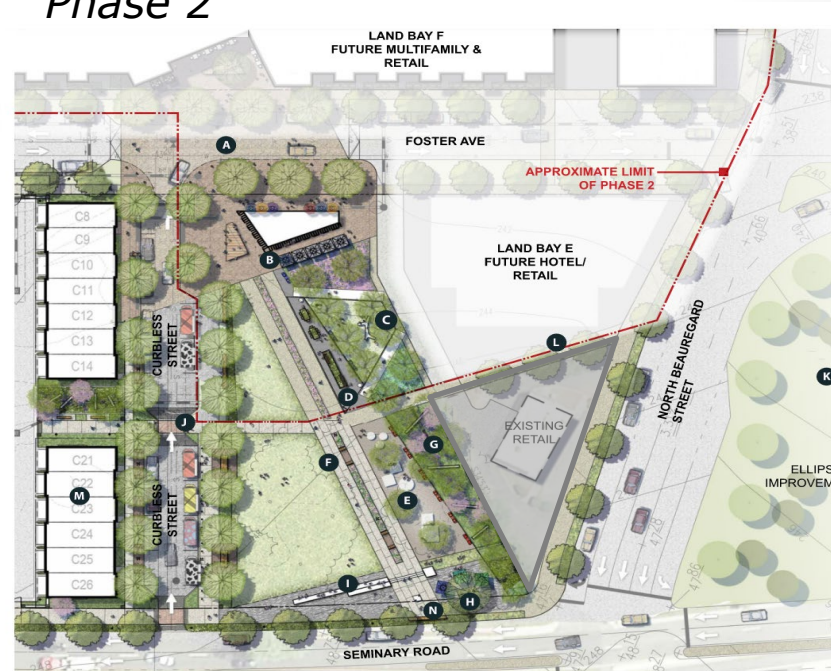


Phased Park

Phase 1



Phase 2



Phase 1: applicant will provide approximately ½ acre finished park

- Park to include play space, lawn area and other infrastructure
- Interim park will be maintained as open space
- Trail connection will be provided to existing corner park

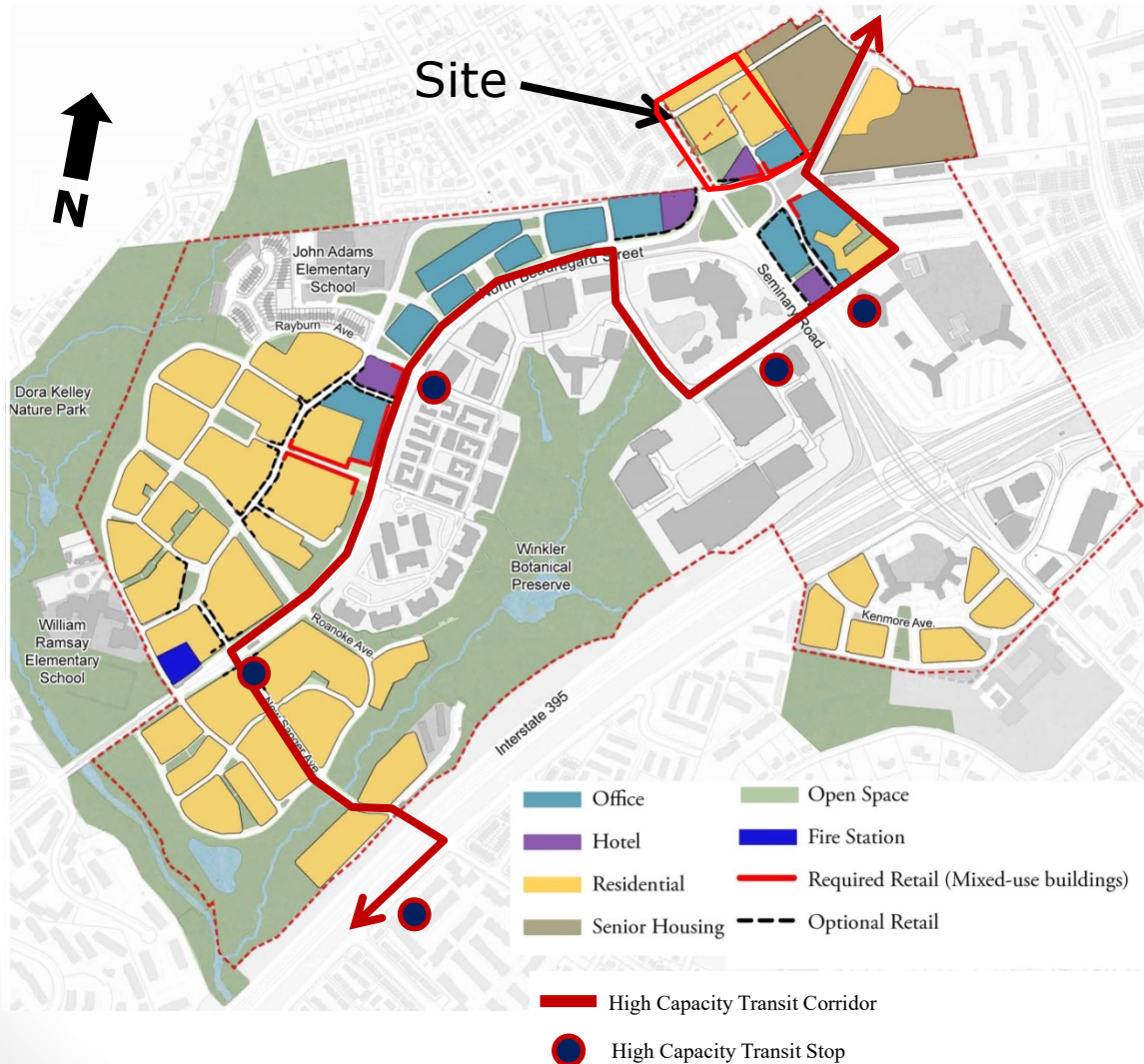
Phase 2: applicant to complete .85 acre park

- Park elements to be determined with future DSUP

Land Use Requests

- Master Plan Amendment
- CDD Concept Plan Amendment
- Development Special Use Permit, with site plan, subdivision and modifications:
 - SUP to construct a building on a parcel without frontage on a public street ;
 - SUP to allow more than eight dwelling units in a single townhouse structure; and
- TMP Special Use Permit

Beauregard SAP & CDD#21

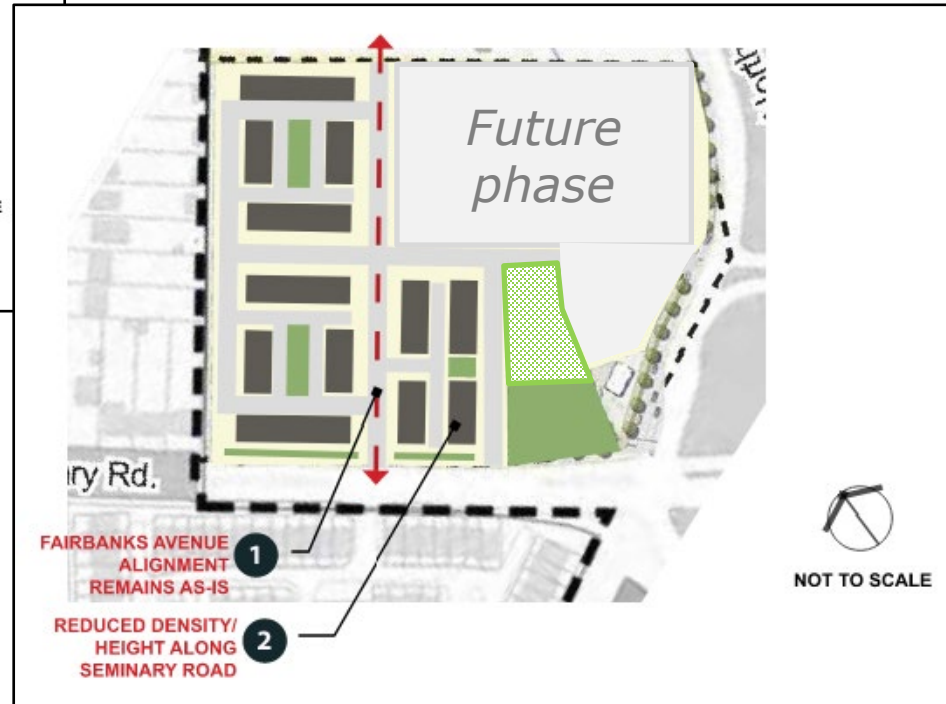


Master Plan & CDD Concept Plan Amendment

2013 SAP



Project Proposal



- BSAP Boundary
- Property Line
- Existing Buildings to Remain
- Proposed Buildings
- Open Space

Requests

- SUP for Land Without Frontage
- SUP for Increase to the Maximum Number of Townhouses in a Structure
- SUP for a Transportation Management Plan (TMP)
- Subdivision

Project Benefits & Contributions

- Construction of a phased .85 acre park, per the Beauregard Small Area Plan;
- Pedestrian and streetscape improvements, per the Beauregard Small Area Plan
- Consistency with the City's 2019 Green Building Policy and the Public Art Policy (approximately \$57,281)
- Contribution to the Beauregard Implementation Fund (approximately \$3.1 million). Funds will be used to implement public benefits within the SAP, including:
 - Transportation improvements, such as the Ellipse and the West End BRT
 - Construction of Fire Station #211
 - Contributions towards Affordable and Workforce Housing



Community Outreach

Meeting Date	Community Group
June 17, 2020	Community Meeting
July 27, 2020	Beauregard Design Advisory Committee
September 21, 2020	Beauregard Design Advisory Committee
October 26, 2020	Beauregard Design Advisory Committee
January 21, 2021	Parks and Recreation Commission
February 3, 2021	Landlord-Tenant Relations Board
February 4, 2021	Housing Affordability Advisory Committee

Staff Recommendation

- ***Approval*** of all requests subject to conditions contained in the staff report.

