

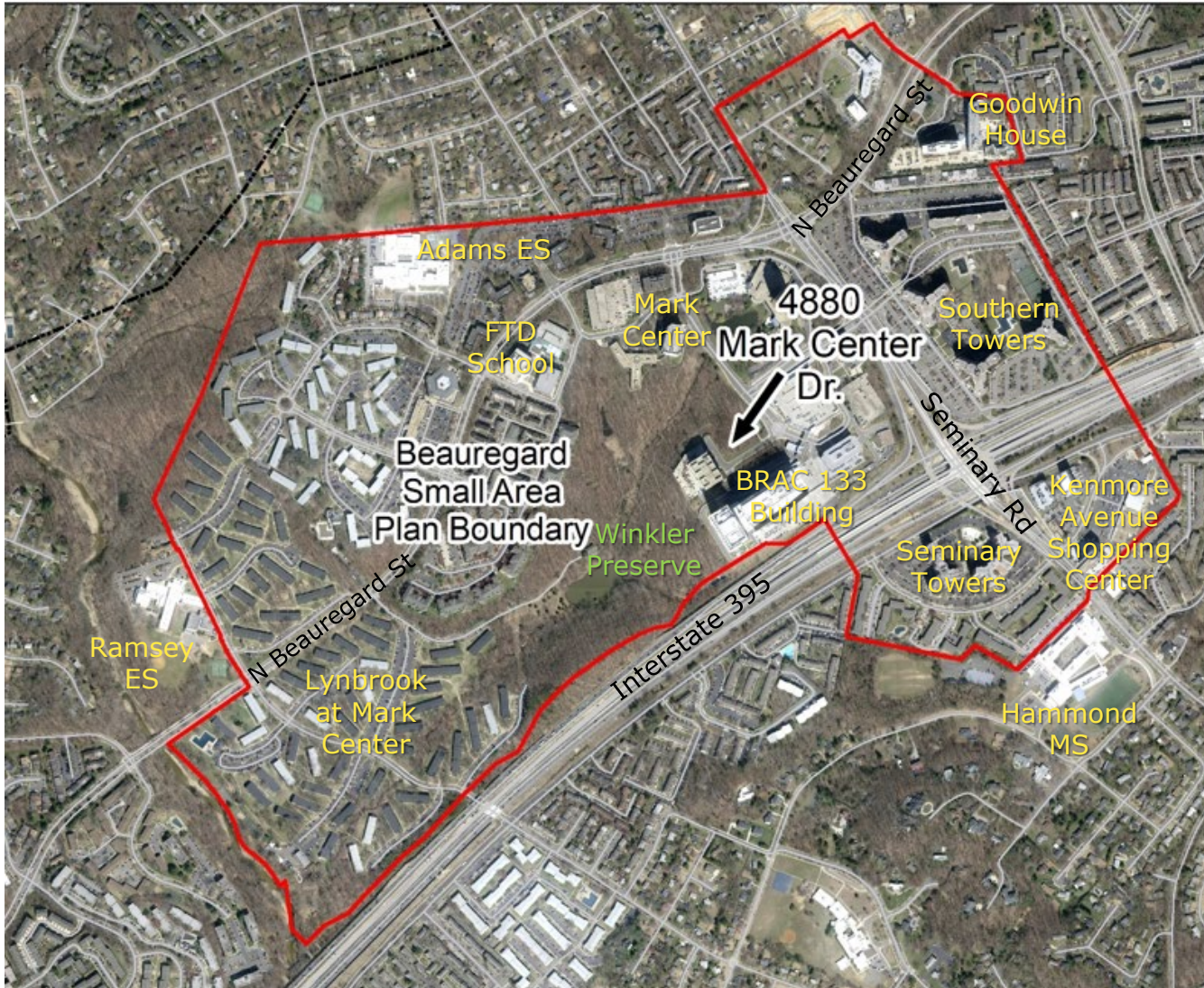


# **Beauregard Small Area Plan Amendments**

Master Plan Amendment #2021-00005

Planning Commission  
September 9, 2021

# Project Location





# Project Description

- **Master Plan Amendment (MPA)** to 2012 Beauregard Small Area Plan
- Administrative changes
- Revisions to six maps in the Small Area Plan
- Three groups of changes



# Project Description

## Change #1

- Add proposed land-use recommendations for several properties in white on Figures 23 & 25 that do not have explicit recommendations
- Content of those recommendations is that land uses for affected properties shall be consistent with their existing uses as shown in Figure 24

FIGURE 23/25

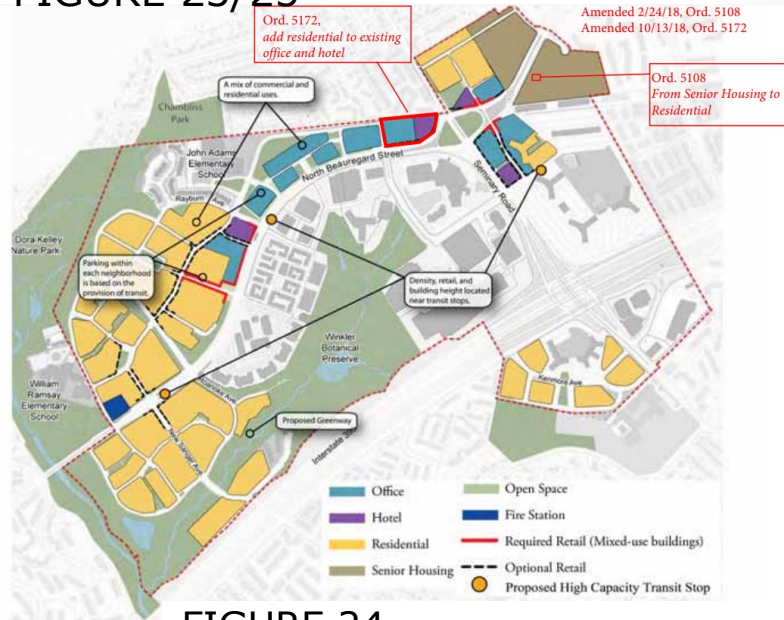


FIGURE 24



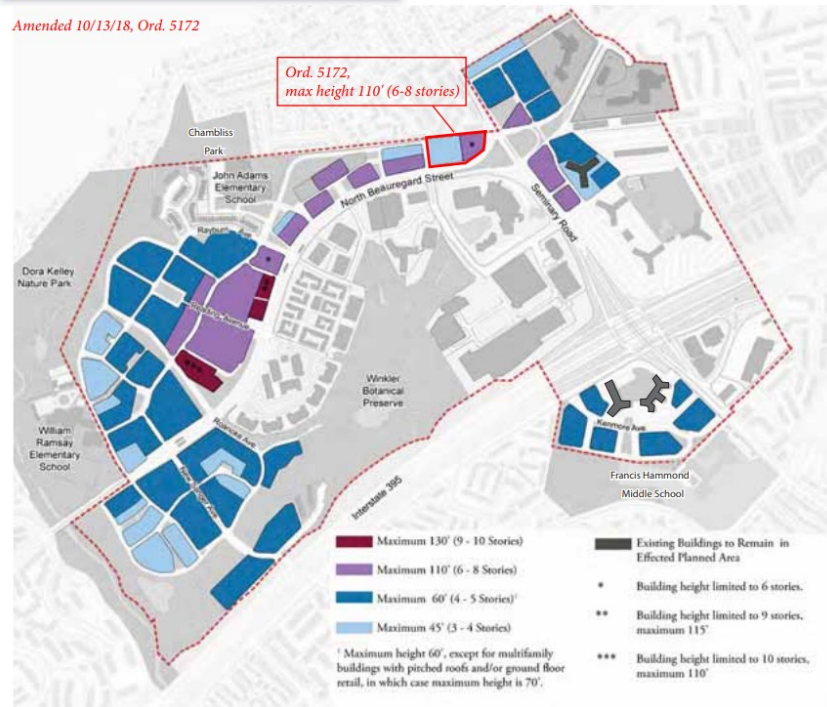
# Project Description

## Change #2

- Add maximum building height recommendations for several properties shown in white on Figure 30 that do not have explicit recommendations today
- Content of that recommendation is that height should be consistent with zoning

FIGURE 30

Amended 10/13/18, Ord. 5172



# Project Description

## Change #3

- Add residential and commercial uses as being existing allowable uses at 4880 Mark Center Drive on Figure 24 (existing use map)
- Remove 4880 Mark Center Drive from “existing” and “proposed” office-specific land use maps (Figures 28 & 29) since office is not only use allowed there

FIGURE 28





# Project Description

- No new uses, no new building height proposed for affected properties
- Recommendations in this MPA proposal reference existing uses or zoning only
- Separate, applicant-led requests (CDD#2021-00001 and MPA#2021-00006) at Hilton and IDA sites scheduled for October public hearings



# Conclusion

- Administrative-type changes to Beauregard SAP land-use and height recommendations
- Ensures such recommendations are explicit for all properties in the Plan
- Staff recommends **APPROVAL**

FIGURE 23/25

