

# COMMUNITY PROJECT/ZONING

**140649**

## Ordinance Fact Sheet

Ordinance Number

**Cases No. 707-S, 371-S-25, and 14467-UR**

### Brief Title

Approve the PIEA plan, amend the South Development Area Plan, and rezone and approve a District UR development plan

### Project

**Oxford on the Blue**

### General Location

344 acres generally bounded by the Blue River Glade on the north, Hillcrest Road on the east, Hickman Mills

### Complete Title:

**Case No. 707-S** – To consider approval of the Oxford on the Blue General Development Plan pursuant to the Missouri Planned Industrial Expansion Authority (PIEA) Law 100.300-100.620, RSMo.

**Case No. 371-S-25** – A request to amend the South Development Area Plan by changing the recommended land use from a recommended land use of “residential” to a new “mixed-use” category.

**Case No. 14467-UR** -- To consider rezoning from Districts R-80 (Residential 80), R-1.5 (Residential 1.5), R-7.5 (Residential 7.5), M1-5 (Manufacturing 1, dash 5), B3-2 (Community Business, dash 2) to District (Urban Redevelopment) and approve a development plan for a mixed-use development for research, retail, restaurant, entertainment, recreation, community, cultural, educational, multi-family residential, office, and other compatible commercial uses.

**Refer to attached staff report for detailed information.**

### Positions/Recommendations

Sponsor	Robert L. Langenkamp, AICP Director, City Planning &
Area Affected	Council District <b>5 (Circo, Brooks)</b> School District <b>Hickman Mills</b>
Applicants / Proponents	<b>PIEA Plan:</b> Al Figuly, Planned Industrial Expansion Authority; <a href="mailto:alfiguly@gkcftz.com">alfiguly@gkcftz.com</a> <b>Development Plan:</b> Oxford Companies, LLC, Specialty Restaurant Corporation, and others, represented by James C. Bowers, Jr., Esq., White   Goss <a href="mailto:jbowers@whitegoss.com">jbowers@whitegoss.com</a>
Others Testifying	<b>Groups or Individuals</b> None  <b>Concerns</b>
Staff Recommendation	<input checked="" type="checkbox"/> For w/ conditions for 707-S and 14467-UR; no conditions for 371-25 <input type="checkbox"/> Against
Board or Commission Recommendation	City Plan Commission June 3, 2014, 2014; 5-0 in favor Archie, Gutierrez, May, Macy, Martin  w/ conditions for 707-S and 14467-UR; no conditions for 371-25 <input checked="" type="checkbox"/> For
Council Committee Actions	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

**Policy/Program Impact**

<b>Policy or Program Change</b>	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
<b>Operational Impact Assessment</b>	

**Finances**

<b>Cost &amp; Revenue Projections -- Including Indirect Costs</b>	
<b>Financial Impact</b>	
<b>Fund Source (s) and Appropriation Account Codes</b>	

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Fact Sheet Prepared July 25, 2014 by:

Patricia A. Elbert Noll, Planner, Development Management Division, City Planning &amp; Development Department