

**Cypress Business Park
PUD-000956-2023**

Legal Description

Lot 4 and the West 75' of Lot 5, Block One of Vandever Acres Office Park

Project Overview

The property associated with Cypress Business Park is an undeveloped tract of land located approximately one-eighth mile northwest of the northwest corner of New Orleans Street (101st Street) and Elm Place (161st E. Avenue). PUD-03 indicates all eight lots in Vandever Acres were originally intended to be developed as a medical office park when it was platted in 1977. However, under current 2023 conditions, the surrounding area has changed, and the area has gravitated from Medical to Commercial General uses.

The Owner/Developer of the subject tract proposes to abrogate PUD-03 and recommends a new PUD to permit light manufacturing of glass products only (windows/doors) in an enclosed building on a portion of the subject tract, while the remainder will be for other uses permitted in the CG zone: office and commercial uses. While the CG district does not support light manufacturing uses, the New Orleans Square Overlay District abutting the south property line permits a Makerspace use, which allows the small-scale activities requested by the Owner/Developer.

Development Standards

Total Project Area: 1.88 acres

Permitted Uses: Uses permitted by right in the CG District. In addition, the Makerspace use defined in the New Orleans Square Overlay District for the UG district shall be permitted.

Makerspace:

A facility for small-scale, craft production, that produces or makes items that by their nature, are designed or made by an artist or craftsman by using hand skills.

Examples:

- Blacksmith, metalwork
- 3D printing, laser cutting, software, computers, electronics
- Clothing, textile or apparel, shoes
- Ceramics, pottery
- Glass blowing
- Jewelry, silverware and plated ware
- Printing, screening
- Woodworking, cabinet, furniture making

All Urban General (UG) and Shopfront 3+ (SH3+) Districts - cannot exceed 5,000 square feet in floor area dedicated to makerspace uses and at least 50% of the floor area dedicated to makerspace uses must be located on the ground floor.

Minimum Lot Frontage:	None
Access and Circulation:	Access to this site shall be through the following: • Two established mutual access easements from the property to the east • Two established mutual access easements from the north. • One mutual access easement from the south.
Parking:	As required by the Zoning Ordinance. In addition, parking spaces constructed which are more than the required parking may be used for business vehicle parking.
Signage:	One off-premise sign shall be permitted on Elm Place subject to the following conditions: • A site plan be approved by the Community Development Division; • A license agreement or other relevant document be provided showing that the individual property owner is in agreement with the location of the sign on its property; • This sign, since it is proposed to be located within New Orleans Square Overlay, shall be required to meet the size and height regulations of the Overlay District; All other signage within the development shall meet the requirements of the CG zoning district.