



Meeting Agenda Item Coversheet

MEETING DATE:		6/6/2023	Submitted By: Planning and Zoning		
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>		MPA-2023-01: The applicant is requesting approval for a Master Plan amendment to the Westlake Landings Commercial Plaza on 50.826 acres in Pod H. The request is limited to Parcel A2 and Parcel B. Parcel A2 is being reduced from 3,500 square feet of Fast Food with Drive Through to 2,500 square feet Fast Food with Drive Through. Parcel B is being modified to eliminate the 3,972 square feet restaurant in the North Building and replace it with 2,572 square foot Bank with Drive Through and 6,878 square feet of Mixed Use. The subject application is located west of Seminole Pratt Whitney Road on 50.826 acres.			
STAFF RECOMMENDATION: (MOTION READY)		Motion to Approve MPA-2023-01 "Westlake Landings" Master Plan Amendment Pod H			
SUMMARY and/or JUSTIFICATION:		<p>A Master Site Plan Amendment for Pod H "Westlake Landings" was initially approved on June 14, 2021, by the City Council through Resolution 2021-08. On November 22, 2021, a second amendment application request to eliminate lot lines between Parcels B-1 and B-2, and Parcels C and D, was approved by the City Council. On January 18, 2022, the City Council approved a request to amend Parcel G, to convert the Office use entitlement to Light Industrial, and increase the square footage from 158,000 sq. ft. to 227,000 sq. ft.</p> <p>The applicant is requesting an amendment to the Master Site Plan for Pod H. The request is limited to Parcel A2 and Parcel B. Parcel A2 is being reduced from 3,500 square feet of Fast Food with a Drive Through to 2,500 square feet of Fast Food with a Drive Through. Parcel B is being modified to eliminate the 3,972 square feet restaurant in the North Building and replace it with 2,572 square foot Bank with Drive Through and 6,878 square foot of Mixed Use.</p> <p>The subject Plaza is located west of Seminole Pratt Whitney Road on 50.826 acres. "Westlake Landings" is developed as a Property Owners Association (POA) with individual owners within Pod H. The subject Commercial Plaza consists of a number of parcels that will be developed in phases and respective site plans will be submitted for staff review and approval by the City Council.</p>			
SELECT, if applicable		AGREEMENT:		BUDGET:	
		STAFF REPORT:	X	PROCLAMATION:	
		EXHIBIT(S):	X	OTHER:	
IDENTIFY EACH ATTACHMENT. <i>For example, an agreement may have 2 exhibits, identify the agreement and Exhibit A and Exhibit B</i>		Agenda Item Sheet Final Staff Report Application Justification Statement Shoppes of Westlake Landings Master Plan			
SELECT, if applicable		RESOLUTION:		ORDINANCE:	

**IDENTIFY FULL
RESOLUTION OR
ORDINANCE TITLE**

*(if Item is not a
Resolution or Ordinance,
please erase all default
text from this field's
textbox and leave blank)*

**Please keep text
indented.**

FISCAL IMPACT *(if any):*

\$