



Meeting Agenda Item Coversheet

MEETING DATE:	8/4/2026	Submitted By: Planning and Zoning
SUBJECT: <i>This will be the name of the Item as it will appear on the Agenda</i>	MP-2026-01: The Applicant is requesting approval of a Master Site Plan establishing the overall development for Parcel L, a 66.938-acre mixed use development consisting of three (3) development parcels: Parcel L-1, a 4.720-acre parcel containing the existing Westlake Sales Center; Parcel L-2, a 44.218-acre future mixed-use development parcel; and Parcel L-3, an 18.0-acre multifamily residential development parcel. Concurrently, the Applicant is requesting approval of a Site Plan for Parcel L-3, which consists of a new 360-unit multifamily residential community known as The Avery at Westlake. The site plan includes six (6) four-story residential buildings, two (2) three-story residential buildings, an 8,969-square-foot clubhouse, twelve (12) six-bay detached garage buildings, and associated site improvements. <u>The Applicant is also requesting three (3) waivers: (1) a waiver from Chapter 111, Section 111-192(b), to reduce the required off-street parking from 708 spaces to 664 spaces; (2) a contingent waiver from Chapter 111, Section 111-192(b), to reduce the required parking from 708 spaces to 703 spaces under the proposed Contingency Parking Exhibit should it be implemented in the future; and (3) a waiver from Chapter 111, Section 111-227, to reduce the required bicycle parking from 180 spaces to 98 spaces.</u>	
STAFF RECOMMENDATION: (MOTION READY)	Motion to Approve with Conditions MP-2026-01–Master Site Plan for Parcel L and Site Plan for Parcel L-3, a multi-family residential development known as “The Avery at Westlake”.	
SUMMARY and/or JUSTIFICATION:	The Applicant, Cotleur & Hearing, on behalf of Minto PBLH, LLC, is requesting approval of a Master Site Plan for Parcel L establishing the development framework for the three (3) development parcels comprising Parcel L. The subject property is located north of Town Center Parkway South, south of Town Center Parkway North, east of Seminole Pratt Whitney Road, and west of Kingfisher Boulevard. Concurrently, the Applicant is requesting approval of a Site Plan for Parcel L-3, located within the eastern portion of Parcel L, for the development of an 18.0-acre multifamily residential community known as The Avery at Westlake. The proposed development consists of 360 multifamily dwelling units within six (6) four-story residential buildings and two (2) three-story residential buildings. Additional site improvements include an 8,969-square-foot clubhouse, twelve (12) six-bay detached garage buildings, recreational amenities, a community pool, two (2) pickleball courts, a dog park, playground, pavilions, a maintenance building, associated parking, landscaping, stormwater management facilities, and supporting infrastructure. In conjunction with the proposed Site Plan for Parcel L-3, the Applicant is requesting three (3) waivers relating to the City's off-street parking and bicycle parking requirements.	

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>	1. Agenda Item Sheet 2. Staff Report 3. Engineering Approval Letter 4. SCAD Letter 5. Application 6. Justification Statement 7. Drainage Statement 8. Waiver Request Package 9. Recorded Plat – Town Center East 10. Parcel L-3 Survey 11. Site Plan 12. Pavilions & Shade Structure Exhibit 13. Contingency Parking Exhibit 14. Landscape Plans 15. Engineering Plans 16. Photometric Plan 17. Architectural Plans 18. Site Plan Graphics and Renderings 19. Metes and Bounds Exhibit 20. Maneuverability Exhibit A 21. Maneuverability Exhibit B 22. Traffic Impact Study 23. Parcel L-3 Parking Study 24. Geotechnical Report 25. Ecological Assessment Report			
SELECT, if applicable	RESOLUTION:		ORDINANCE:	
IDENTIFY FULL RESOLUTION OR ORDINANCE TITLE <i>(if Item is <u>not</u> a Resolution or Ordinance, please erase all default text from this field's textbox and leave blank)</i> <u>Please keep text indented.</u>				
FISCAL IMPACT (if any):				\$