

SUBCHAPTER 14

ANNEXATIONS

14.000 – 14.020 Reserved for Expansion

14.030 Master Plan Requirement for Southwest Independence Concept Plan Area

- A. Purpose.** The Southwest Independence Concept Plan establishes the overall vision and land use framework for the Concept Plan area. However, the approved Concept Plan does not prescribe the specific location of new collector and local streets, the precise location and size of neighborhood parks or the intended mix of lot sizes. The purpose of the Master Plan requirement is to provide the applicant with reasonable assurance of ultimate land division approval before expenditure of final design and engineering costs, while providing the City with assurances that the project will retain the character envisioned at the time of approval of the Concept Plan.
- B. Applicability and Procedure.**
1. A Master Plan approval is required concurrent with annexation of any property within the Southwest Independence Concept Plan boundaries (see Figure 9 in the Concept Plan).
 2. A Master Plan shall include the entire subject tax lot. At the option of the applicant, a Master Plan may include adjacent tax lots under the same or different ownership. All subject property owners must be listed as applicants and provide signatures on the application form.
 3. Once approved, a Master Plan does not expire. The approved Master Plan shall replace and supersede the adopted Southwest Independence Concept Plan for the subject property or properties. An approved Master Plan may be amended pursuant to Section 14.030.E.
 4. Once approved, subsequent land division and development review applications shall be reviewed for consistency with the Master Plan.
- C. Submittal Requirements.** A Master Plan shall be drawn at a minimum scale of 1" = 100 ft and may include multiple sheets. The following information shall be shown on the plan:
1. The general location of collector streets (within a corridor width of 100 feet);

2. The general size and location of any park land;
3. The general size and location of any trail/stormwater/drainage corridors, with potential off-site connections shown;
4. Identification of the required riparian corridor setback along South Fork Ash Creek, if applicable to the subject property or properties;
5. The general location and size of areas intended for low, medium and high density housing, along with anticipated densities for each. The plan must indicate how the overall minimum average density of 9 units per acre will be met.
6. Anticipated phasing of development, if applicable.

D. Approval Criteria. A Master Plan shall be approved as part of the annexation process if it meets the following criteria:

1. The Master Plan is generally consistent with the locations and amounts of low, medium and high density residential development shown in Figure 9 of the Southwest Independence Concept Plan.
2. The Master Plan achieves the minimum target density of an average 9 units per net acre.
3. The Master Plan demonstrates that at least 15 percent of all dwelling units will be either in multiple-family or attached single-family structures.
4. The Master Plan is consistent with the Concept Plan policies in Section 3 of the adopted Concept Plan.
5. The Master Plan identifies trail/riparian/stormwater corridor easements along South Fork Ash Creek that are consistent with Figure 9 of the Concept Plan. The width of the corridor may vary from the Concept Plan depending on the results of wetland delineation and location of any wetland restoration or mitigation. At a minimum, the corridor must include the following:
 - a. The required 25-foot setback along Ash Creek as established in Subchapter 54.105;
 - b. Identified floodplain area;

- c. Additional 40-foot wide area for stormwater management and multi-use trail (can be inside floodplain but outside any established wetland); and
- d. Wetland areas as follows:
 - (1) Any delineated wetland area that will be protected and/or restored
 - (2) Any new wetland area created as mitigation for removal of wetlands in other areas of the site

E. Modifications to an Approved Master Plan. Any modifications to an approved Master Plan must be approved by the City through a Type I administrative review (Planning Director decision with no public hearing). Modifications to an approved Master Plan must meet the following criteria:

1. The plan demonstrates that medium and high density housing is located in one or more of the following areas:
 - a. At gateways and along corridor and arterial streets
 - b. Closest to existing services and commercial areas
 - c. Adjacent to parks, natural areas, or other amenities
2. The plan achieves the target density of an average of 9 units per net acre.
3. The plan demonstrates that at least 15 percent of all dwelling units are either in multiple-family or attached single-family structures.
4. The plan identifies trail/riparian/stormwater corridor easements along Ash Creek that are consistent with Figure 9 of the Concept Plan. The width of the corridor may vary from the Concept Plan depending on the results of wetland delineation and location of any wetland restoration or mitigation. At a minimum, the corridor must include the following:
 - a. The required 25-foot setback along Ash Creek as established in Subchapter 54.105;
 - b. Identified floodplain area;
 - c. Additional 40-foot wide area for stormwater management and multi-use trail (can be inside floodplain but outside any established wetland); and

d. Wetland areas as follows:

- (1) Any delineated wetland area that will be protected and/or restored
- (2) Any new wetland area created as mitigation for removal of wetlands in other areas of the site.