

SUBCHAPTER 14: ANNEXATIONS

14.000 – 14.020 Reserved for Expansion

14.030 Master Plan Requirement for Southwest Independence Concept Plan Area

- A. Purpose.** A master plan is required as part of the annexation of any property within the Southwest Independence Concept Plan Area. This requirement is intended to provide the City with a concept of the holistic development of the annexation area to ensure that the project meets the various standards included within this Section, while providing the applicant with a reasonable assurance that the various phases of the project are feasible.

The 2012 Southwest Independence Concept Plan establishes the overall vision and land use framework for the area in the Southwest Independence Concept Plan, which should form the basis of any Master Plan submitted. The Southwest Plan, however, has been refined in part by the 2024 Central Talmadge Plan. Where the Central Talmadge Plan addresses a site or a portion of a site, that plan shall govern.

B. Applicability and Procedure.

1. A Master Plan approval is required concurrent with the 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, and a description of how any high-density housing proposed is in the following locations.
 - a. In locations shown in the Central Talmadge Plan, if applicable.
 - b. At locations that meet one of the following characteristics if the project is not located in the Central Talmadge Plan boundaries:
 - i. At gateways and along corridor and arterial streets.
 - ii. Closest to existing services and commercial areas.
 - iii. Adjacent to parks, natural areas, or other amenities.
6. An indication of how the master plan meets the overall minimum average density of 9 units per acre.
7. 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. Provided that, if the property is within both the Southwest Independence Concept Plan and the Central Talmadge Plan, the plan is consistent with Figure 33 of the Central Talmadge 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:
 - i. Any delineated wetland area that will be protected and/or restored.
 - ii. 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. In locations shown in the Central Talmadge Plan, if applicable.
 - b. At locations that meet one the following characteristics if the project is not located in the Central Talmadge Plan boundaries:
 - i. At gateways and along corridor and arterial streets.
 - ii. Closest to existing services and commercial areas.
 - iii. 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:
 - i. Any delineated wetland area that will be protected and/or restored
 - ii. Any new wetland area created as mitigation for removal of wetlands in other areas of the site.