

A detailed site plan or map of a residential or commercial development. The map shows a grid of streets including Bohland Avenue, Village Lane, Saunders Avenue, Montreal Avenue, and Mississippi River Boulevard. Several large rectangular plots are highlighted in a light gray color. A dashed line indicates the boundary of a "Canadian Pacific Railroad Property" in the lower right. The background of the map is a light gray with some green shading representing trees or landscaping.

# FORD SITE ZONING AND PUBLIC REALM MASTER PLAN

Ryan Companies Executive Summary

## Background

Our core plan is not changing. Land uses, zoning districts, and densities remain consistent from the approved Master Plan.

These amendments intend to align design standards, adjust zoning districts to match now platted streets, clean up inconsistencies, and to update certain parameters that have been realized after initial infrastructure design and the completion of the Redevelopment Agreement.

Keep in mind that the original master plan was approved in March of 2017. Ryan's initial amendments were submitted in October, 2018 and approved in March, 2019. These updates pick up elements updated over the last 18 months.

## Ryan supports the Zoning Ordinance Amendments as proposed by Council Member Tolbert

As Ryan advanced these recently proposed master plan amendments, there was wide support for a number of the amendments. As we moved through the process, some additional changes were provided by staff. Other modifications were included by the Plan Commission.

While we did not receive all amendments that were requested, we feel that the considerations provided in the amendments, including the updates provided by CM Tolbert give us the most critical adjustments needed to deliver the vision of the Master Plan.