



**Project Address:** 310-402 Cottage Grove Road, 904 Dempsey Road, Generally Lots 4, 5, and 6 on Revised Plat (Legistar ID #32131), Specifically

**Application Type:** Conditional Uses

**Legistar File ID #** [32434](#), [32435](#), and [32436](#)

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Report Includes Comments from other City Agencies, as noted

**Overview**

In conjunction with a request for approval of a revised preliminary and final Royster Corners plat (Legistar Item # [32131](#)), three development proposals for vacant property on the site are before the Plan Commission as follows:

[32434](#) - On Lot 4 of the revised plat (formerly Lot 2), a three-story mixed-use building with 9,900 square feet of ground floor commercial space and 22 market-rate apartment units requires conditional use review for dwelling units in mixed use buildings in the Traditional Employment (TE) District. This building is also part of a multi-use site, sharing driveway access with Lot 5.

[32435](#) - On Lot 5 of the revised plat (formerly Lot 3), two three-story multi-family buildings with a total of 80 market-rate apartment units requires conditional use review for a development with over 8 dwelling units in the Traditional Residential – Urban 2 (TR-U2) District. This building is also part of a multi-use site, sharing driveway access with Lot 4.

[32436](#) - On Lot 6 of the revised plat (formerly Lot 5), a three-story multi-family building with 70 affordable apartment units, one guest unit, and office space for a human services organization requires conditional use review for a development with over 8 dwelling units in the Traditional Residential – Urban 2 (TR-U2) District, and for the office space.

Site plans submitted for review by the Plan Commission include street names formerly proposed but not approved for the plat. However, staff reports related to each of the development proposals refer to the approved street names (“Royster Oaks Drive”, which runs north into the site from Cottage Grove Road, and “Pinney Street”, which runs west into the site from Dempsey Road).

In order to minimize confusion, Plan Commissioners may want to keep a copy of the preliminary plat handy as a reference when reviewing the staff reports. The south central portion of the plat relevant to the area where development is proposed is shown here.

Comments submitted by the Eastmorland Community Association and Lake Edge Neighborhood supporting all three projects are attached.

