



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Creative Architects, on Behalf of Paul Sturkie, for Approval of a Request to Rezone Less than 1 Acre from “PD” – Planned Development District and “H” – Historic Preservation Overlay District to “PD” – Planned Development District and “H” – Historic Preservation Overlay District, Generally to Allow for a Townhome Development, Located on the Northeast Corner of Willie Street and Parker Street, and Accompanying Ordinance (REQUEST TO BE TABLED)

MEETING DATE: July 16, 2013

DEPARTMENT: Planning

CONTACT: Michael Quint – Director of Planning
Brandon Opiela – Planning Manager
Anthony Satarino - Planner

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends that the public hearing be closed and the item tabled indefinitely per the applicant’s request.

ITEM SUMMARY:

- The applicant is requesting to rezone approximately 0.83 acres of land, located on the northeast corner of Willie Street and Parker Street from “PD” – Planned Development District and “H” – Historic Preservation Overlay District to “PD” – Planned Development District and “H” – Historic Preservation Overlay District, generally to allow for a townhome development. The proposed single family residential attached use is currently allowed by right per the governing zoning district; however, the applicant is requesting to modify the development standards.

BACKGROUND INFORMATION:

- N/A

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- At the June 25, 2013 Planning and Zoning Commission meeting, the Planning and Zoning Commission voted 5-2 to recommend denial of the rezoning request against Staff's recommendation.
- During the public hearing portion of the Planning and Zoning Commission meeting, several of the area residents spoke in opposition to the project. To summarize the opposition, many residents felt that proposed townhomes would negatively affect the surrounding properties due to the density and the modified space limits of the proposed project. The residents were also concerned that the architecture would not fit in with the existing neighborhood nor would the price of the townhomes represent market demands. Additionally, the residents had concerns about the exiting multifamily structure remaining on the site surrounded by townhomes. Lastly, the residents had concerns about the traffic that would be generated by the proposed townhome development and felt that the townhomes would hinder the traffic patterns of the adjacent school.