



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of LF Development Partners, L.P., for Approval of a Request to Rezone Fewer than 2 Acres from “PD” – Planned Development District to “PD” – Planned Development District, Generally to Allow for a Daycare Use, Located on the East Side of Lake Forest Drive and Approximately 1,000 Feet South of U.S. Highway 380 (University Drive), and Accompanying Ordinance

MEETING DATE: June 4, 2013

DEPARTMENT: Planning

CONTACT: Michael Quint, Director of Planning
Brandon Opiela, Planning Manager
Samantha Gleinser, Planner I

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:
 1. Use and development of the subject property shall conform to Planned Development District Ordinance No. 2010-06-016, and as amended, except as follows:
 - a. Daycare uses shall be allowed on the property.
 - b. One canopy tree shall be provided for every 30 linear feet of frontage along Lake Forest Drive.

ITEM SUMMARY:

- The applicant is requesting to rezone approximately 1.51 acres of land, located on the east side of Lake Forest Drive and approximately 1,000 feet south of U.S. Highway 380 (University Drive) from “PD” – Planned Development District to “PD” – Planned Development District, generally to allow for a daycare use.
- At the May 14, 2013 Planning and Zoning Commission meeting, the applicant passed out a letter of support (attached) from a resident that had previously submitted a letter of opposition (attached).
- This item was tabled at the March 26, 2013 Planning and Zoning Commission

meeting per the applicant's request.

BACKGROUND INFORMATION:

- Please see attached Planning and Zoning Commission Report.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- On May 14, 2013, the Planning and Zoning Commission voted 4-0-1 (Rick Franklin abstaining) to recommend approval of the applicant's request.