



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Cross Engineering Consultants, on Behalf of Heritage Christian Church, for Approval of a Request to Rezone Less than 1 Acre, from “AG” – Agricultural District to “O-1” – Neighborhood Office District, Located on the Northwest Corner of Greenville Road and Airport Boulevard, and Accompanying Ordinance

MEETING DATE: March 5, 2013

DEPARTMENT: Planning

CONTACT: 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. The subject property be used and developed in accordance with Section 146-84 (O-1 – Neighborhood Office District) of the Zoning Ordinance, and as amended.

ITEM SUMMARY:

- The applicant is proposing to rezone approximately 0.80 acres of land, located on the northwest corner of Greenville Road and Airport Boulevard from “AG” - Agricultural District to “O-1” – Neighborhood Office District.
- The applicant is proposing to construct a church on the subject property, as indicated in the letter of intent. Church uses are allowed by right within the “AG” – Agricultural District but the subject property does not meet the minimum lot size requirement (10 acres) to be platted for development within this district. The applicant is requesting to rezone to “O-1” – Neighborhood Office District in order to meet the minimum lot size requirement allowing for the construction of a church.

BACKGROUND INFORMATION:

- N/A

FINANCIAL SUMMARY:

- See attached Planning and Zoning Commission report.

BOARD OR COMMISSION RECOMMENDATION:

- Planning and Zoning Recommendation will be coming after the 2/26 Meeting (**TO BE COMPLETED BY 2/27**)