



**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on the Request by Kimley-Horn And Associates, Inc., on Behalf of Creststone Investors, L.L.C., for Approval of a Request to Rezone Fewer than 15 Acres from “MH” – Heavy Manufacturing District and “ML” – Light Manufacturing District to “PD” – Planned Development District, Generally to Modify the Uses and Development Standards, Located Approximately 1,700 Feet North of Plateau Drive and on the East Side of McDonald Street (State Highway 5), and Accompanying Ordinance

**MEETING DATE:** June 18, 2013

**DEPARTMENT:** Planning

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

**RECOMMENDED CITY COUNCIL ACTION:**

- Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:
  1. Tract 1, as shown on the attached zoning exhibit, of the subject property shall develop in accordance with Section 146-86 “C” – Planned Center District, and as amended, except as follows:
    - a) Office/Retail/Warehouse Flex Space shall be an allowed use. Office/Retail/Warehouse Flex Space shall be an allowed use and shall be defined as a commercial building that features a small retail or office use in combination with a larger warehouse use. The warehouse use of this building shall be no more than five times larger than the office or retail use that it is associated with or a maximum of 10,000 square feet, whichever is smaller. This building type shall be subject to the “non-residential uses in non-industrial districts” architectural design requirements of Section 146-139 of the Zoning Ordinance.
    - b) Residential uses shall be prohibited.

2. Tract 2, as shown on the attached zoning exhibit, of the subject property shall develop in accordance with Section 146-90 "ML" – Light Manufacturing District, and as amended, with the following exceptions:
  - a) A concrete or asphalt batch plant shall be an allowed use.
  - b) Dirt, topsoil, sand, gravel, and other similar material storage shall be an allowed use.
3. One canopy tree shall be required for every 30 linear feet of street frontage.

**ITEM SUMMARY:**

- The applicant is requesting to rezone approximately 14.60 acres of land, located approximately 1,700 feet north of Plateau Drive and on the east side of McDonald Street (State Highway 5) from "MH" – Heavy Manufacturing District and "ML" – Light Manufacturing District to "PD" – Planned Development District, generally to allow additional uses and modify the development standards on the property. The applicant has proposed two zoning designations on the subject property; "C" – Planned Center District (Tract 1 - approximately 3.73 acres) for commercial uses and "ML" – Light Manufacturing District (Tract 2 - approximately 10.88 acres) for industrial uses.

**BACKGROUND INFORMATION:**

- See attached Planning and Zoning Commission Staff Report.

**FINANCIAL SUMMARY:**

- See attached Planning and Zoning Commission Staff Report.

**BOARD OR COMMISSION RECOMMENDATION:**

- On May 28, 2013, the Planning and Zoning Commission voted unanimously to recommend approval of the proposed rezoning request in accordance with Staff's recommendation.