



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District and “CC” - Corridor Commercial Overlay District to “C2” - Local Commercial District and “CC” - Corridor Commercial Overlay District, Located on the Southwest Corner of U.S Highway 380 (University Drive) and Hardin Boulevard, and Accompanying Ordinance

COUNCIL GOAL: Direction for Strategic & Economic Growth

MEETING DATE: December 6, 2016

DEPARTMENT: Planning

CONTACT: Brian Lockley, AICP, Director of Planning
Matt Robinson, AICP, Planning Manager

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the property rezoning request.

ITEM SUMMARY:

- The applicant is requesting to rezone approximately 27.79 acres of land from “PD” - Planned Development District and “CC” - Corridor Commercial Overlay District to “C2” - Local Commercial District and “CC” - Corridor Commercial Overlay District. The applicant has indicated to staff the desire to develop the subject property with retail uses; however, no development applications have been formally submitted for review.
- On October 25, 2016, the Planning and Zoning Commission voted 7-0-0 to continue the public hearing and to table the item to the November 8, 2016 Planning and Zoning Commission Meeting per the applicant’s request.

BACKGROUND INFORMATION:

- Please see the attached Planning & Zoning Commission meeting Staff Report.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- On November 8, 2016, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed zoning request.

SUPPORTING MATERIALS:

[Draft PZ Minutes 11.08.pdf](#)

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

[Fiscal Analysis](#)

[Land Use and Tax Base Summary Map](#)

[Existing PD Ord. No. 1883](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-B](#)

[PowerPoint Presentation](#)