



16-299Z2

**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 “C3” - Regional Commercial District and “CC” - Corridor Commercial Overlay District, Located Approximately 500 Feet West of Hardin Boulevard and on the North Side of U.S. Highway 380 (University Drive), 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 proposed rezoning request.

**ITEM SUMMARY:**

- The applicant is requesting to rezone approximately 1.83 acres of land from “PD” - Planned Development District and “CC” - Corridor Commercial Overlay District to “C3” - Regional Commercial Overlay District, and “CC” - Corridor Commercial Overlay District generally for commercial uses.

**BACKGROUND INFORMATION:**

- Please see attached Planning and 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 rezoning request.

**SUPPORTING MATERIALS:**

[DRAFT PZ Minutes 11.08.pdf](#)

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

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

[Existing PD Ord. No. 1687](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-B](#)

[PowerPoint Presentation](#)