



16-171Z2

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “BN” - Neighborhood Business District to “PD” - Planned Development District, Generally to Modify the Development Standards, Located on the Northeast Corner of Chestnut Street and Short Street, and Accompanying Ordinance

**COUNCIL GOAL:** Direction for Strategic and Economic Growth

**MEETING DATE:** August 16, 2016

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager  
Brian Lockley, AICP, Director of Planning  
Eleana Galicia, Planner I

**RECOMMENDED CITY COUNCIL ACTION:** Staff recommends approval of the proposed rezoning request with the following special Ordinance provisions:

1. The use and development of the subject property shall develop in accordance with the attached development regulations.
2. The development of the subject property shall generally conform to the attached concept plan exhibit.
3. The development of the subject property shall generally conform to the attached architectural elevations.

**ITEM SUMMARY:**

- The applicant is requesting to rezone approximately .45 acres of land from “BN” - Neighborhood Business District to “PD” - Planned Development District, generally to modify the development standards. More specifically, the applicant is requesting approval of modified development regulations regarding building setbacks and landscaping standards to develop the subject property in an urban manner. The applicant has provided a concept plan exhibit that will govern the

development of the subject property, and architectural elevations that illustrate the character of the building proposed on the subject property.

- The applicant has submitted a similar “PD” - Planned Development District rezoning request (16-167Z) that is also being considered.

**BACKGROUND INFORMATION:**

- Please see attached Planning & Zoning Commission Staff Report.

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- On July 26, 2016, the Planning and Zoning Commission voted 7-0-0 to recommend approval of the proposed rezoning request.

**SUPPORTING MATERIALS:**

[Draft PZ Minutes 07.26.pdf](#)

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Comprehensive Plan Maps](#)

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

[Proposed Ordinance](#)

[Proposed Exhibits A-E](#)

[PowerPoint Presentation](#)