



16-341Z2

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “SF5” - Single Family Residence District to “TH” - Townhome Residential District, Located Approximately 3,200 Feet South of U.S. Hwy 380 (University Drive) and on the East Side of Lake Forest Drive; and Accompanying Ordinance

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

**MEETING DATE:** February 7, 2017

**DEPARTMENT:** Planning

**CONTACT:** Brian Lockley, Director of Planning, AICP, CPM  
Matt Robinson, Planning Manager, AICP  
Melissa Spriegel, Planner I

**RECOMMENDED CITY COUNCIL ACTION:**

- Staff recommends denial of the proposed rezoning request as Staff has concerns regarding the ability to develop the property due to the extensive floodplain and the potential removal of quality trees within the floodplain. A Tree Preservation Plan and a Flood Study will need to be submitted to ensure the property can be developed for the requested townhome uses.

**ITEM SUMMARY:**

- The applicant is requesting to rezone approximately 26.82 acres of land from “SF5” - Single Family Residence District to “TH” - Townhome District, generally for residential uses.

**BACKGROUND INFORMATION:**

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

**FINANCIAL SUMMARY:**

- N/A

**BOARD OR COMMISSION RECOMMENDATION:**

- On January 10, 2017 the Planning and Zoning Commission voted 5-2-0 to

recommend approval of the rezoning request with the requirement that the applicant allow access to the property to the east.

**SUPPORTING MATERIALS:**

[PZ Minutes 1.10.pdf](#)

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Letter of Opposition 1](#)

[Letter of Opposition 2](#)

[Letter of Opposition 3](#)

[Informational Letter](#)

[Comprehensive Plan Maps](#)

[Land Use and Tax Base Summary](#)

[Land Use Comparison Table](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-B](#)

[PowerPoint Presentation](#)