



16-308Z

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” - Agricultural District to “PD” - Planned Development District, Generally for Mixed Uses Including Commercial, Retail, Office, Multi-Family Residential and Open Space, Generally Located North of the Intersection of U.S. Highway 75 (Central Expressway) and Laud Howell Parkway

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

**MEETING DATE:** February 14, 2017

**DEPARTMENT:** Planning

**CONTACT:** Samantha Pickett, Planning Manager  
Aaron Bloxham, Planner I

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the March 7, 2017 meeting.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:

1. The subject property shall be zoned “PD” - Planned Development District shall be subject to the following special ordinance provision:
  - a. The subject property shall develop in accordance with the attached development standards and regulating plan.

**APPLICATION SUBMITTAL DATE:** October 24, 2016 (Original Application)  
November 15, 2016 (Revised Submittal)  
December 27, 2016 (Revised Submittal)  
January 17, 2017 (Revised Submittal)  
January 30, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 112.64 acres of

land, located on the northwest corner of U.S. Highway 75 (Central Expressway) and Laud Howell Parkway from “AG” - Agricultural District to “PD” - Planned Development District, generally for mixed uses including commercial, retail, office, multi-family residential and open space and is further detailed below.

**SUPPORTING MATERIALS:**

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Letter of Opposition](#)

[Comprehensive Plan Maps](#)

[Fiscal Impact Analysis](#)

[Land Use and Tax Base Summary](#)

[Proposed Zoning Exhibit](#)

[Proposed Development Regulations](#)

[PowerPoint Presentation](#)