



16-318Z

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “PD” - Planned Development District, Generally for Single Family Residential Detached and Attached Uses, Located Approximately 900 Feet West of McDonald Street and on the South Side of Stewart Road

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

**MEETING DATE:** February 28, 2017

**DEPARTMENT:** Planning

**CONTACT:** Matt Robinson, AICP, Planning Manager

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the March 21, 2017 meeting.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed rezoning request.

**APPLICATION SUBMITTAL DATE:** October 24, 2016 (Original Application)  
January 30, 2017 (Revised Submittal)  
February 15, 2017 (Revised Submittal)  
February 21, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 47.004 acres of land from “PD” - Planned Development District to “PD” - Planned Development District, generally for single family residential detached and attached uses.

**SUPPORTING MATERIALS:**

[PZ Report](#)

[Location Map & Aerial Exhibit](#)

[Letter of Intent](#)

[Letters of Support](#)

[Comprehensive Plan Maps](#)

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

[Existing PD Ord. No. 1999-07-52](#)

[Existing PD Ord. No. 2000-11-093](#)

[Fiscal Analysis](#)

[Proposed Zoning Exhibit](#)

[Proposed Development Regulations](#)

[Proposed Concept Plan](#)

[PowerPoint Presentation](#)