



16-341Z3

TITLE: Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "SF5" - Single Family Residential 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: March 7, 2017

DEPARTMENT: Planning

CONTACT: Brian Lockley, Director of Planning, AICP, CMP
Samantha Pickett, Planning Manager
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 Residential District to "TH" - Townhome Residential District, generally for residential uses.
- On February 7, 2017, City Council voted 7-0-0 to close the public hearing and table the item indefinitely to allow the applicant to meet with the nearby residents (see CC Minutes).

BACKGROUND INFORMATION:

- Please see 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:

[CC Minutes 020717](#)

[PZ Minutes 011017](#)

[PZ Report](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Letters of Opposition](#)

[Informational Letter](#)

[Comprehensive Plan Maps](#)

[Land Use and Tax Base Summary](#)

[Land Use Comparison Table](#)

[Proposed Ordinance](#)

[Proposed Exhibits A-B](#)

[PowerPoint Presentation](#)