



**23-0058Z**

**TITLE:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District to “C2” - Local Commercial District, Located at 4050 West University Drive (REQUEST TO BE TABLED)

**COUNCIL GOAL:** Direction for Strategic and Economic Growth  
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

**MEETING DATE:** September 12, 2023

**DEPARTMENT:** Development Services - Planning Department

**CONTACT:** Jake Bennett, Planner II  
Caitlyn Strickland, AICP, Planning Manager  
Jennifer Arnold, AICP, Director of Planning

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council.

**STAFF RECOMMENDATION:** Staff recommends that this item be tabled and the public hearing continued to the September 26, 2023 Planning and Zoning Commission meeting due to the notification signs not being posted on the subject property in the timeframe required by the Zoning Ordinance.

**APPLICATION SUBMITTAL DATE:** July 17, 2023 (Original Application)  
August 7, 2023 (Revised Submittal)  
August 25, 2023 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 22.16 acres of land, generally for commercial uses.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no letters of support to this request and no letters of opposition. This does not include emails or letters that may have been sent directly to members of the Council. As part of the Planning and Zoning Commission Public Hearing, Staff has not received any citizen

comments through the online citizen portal.

**SUPPORTING MATERIALS:**

[Location Map and Aerial Exhibit](#)