



AGENDA ITEM SUMMARY

District Impacted

- 1 = Wolosin
- 2 = Woolard
- 3 = Scott
- 4 = Fowler
- 5 = Macaluso
- All

	<p>Commission of a B-1 (High-Density Residential and Neighborhood Commercial District) zoning designation was based on the reasons stated above and it was in adherence to the City’s Future Land Use plan. The Planning and Zoning Commission, after much discussion recommended by a vote of 6-1 that the property remain the R-A, Residential-Agricultural. The concerns expressed by the Commission were basically centered on a desire to make sure that when development occurs in this area that it be developed with consideration of the proposed LID/Stormwater ordinance revisions. Since those revisions were not in place yet, they recommended the most restrictive zoning. They were uncomfortable with placing a commercial zoning on these properties without knowing what type of development might occur and how it would affect Menger Creek.</p> <p>The property was then considered by City Council in October of 2019 but was Tabled for essentially the same reason that the Commission was concerned about... how development would occur along Menger Creek, in the flood plain. Council voted to Table this and wait for the incorporation of Integrated Stormwater into the ordinances. That has occurred and now we understand what type of development can occur around the flood plain area.</p> <p>We now need to move forward with the zoning of the property.</p> <p>The properties initially annexed and considered for zoning in this area that were north of this property and outside of the flood plain were zoned B-1, High-density Residential and Neighborhood Commercial by Council. It made sense based on the Future Land Use Plan, the surrounding uses, the proximity to the busy intersection and SoBo.</p> <p>Staff still is of the opinion that the appropriate zoning is B-1 for all the reasons stated above. Any kind of development on this site near the flood plain will be very limited. On the north side of Herff Road, there is an easily developable area, but on the south side of Herff Road the developable area is extremely limited with a commercial zoning and residential (in the flood plain) would not be permitted at all.</p> <p>At the February 11, 2020 City Council meeting, Council approved the B-1 zoning by a vote of 4-0.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

This summary is not meant to be all inclusive. Supporting documentation is attached.