

	<div data-bbox="1268 226 1507 468" style="border: 1px dashed purple; padding: 5px;"> District Impacted <input type="checkbox"/> 1 = Anzolitto <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Boyd <input checked="" type="checkbox"/> 4 = Cisneros <input type="checkbox"/> 5 = Colvin <input type="checkbox"/> All </div> <h2 style="text-align: center;">AGENDA ITEM SUMMARY</h2>
DESCRIPTION:	To consider the proposed permanent zoning of 17 Herff Road, a total of 26.654 acres, from R-A, Single-Family Rural Residential District to MU-2, Mixed-Use Community District and R-4, Multi-Family Residential District, KAD No. 12536, 15847, 15848, AND 15849 (CT 17 Herff Land LP)
RECOMMENDED ACTION (be specific)	Make recommendation to City Council to consider the proposed permanent zoning of 17 Herff Road, a total of 26.654 acres, from R-A, Single-Family Rural Residential District to MU-2, Mixed-Use Community District and R-4, Multi-Family Residential District, KAD No. 12536, 15847, 15848, AND 15849 (CT 17 Herff Land LP)
DEPARTMENT	Planning and Community Development
CONTACT PERSON	Laura Talley
SUMMARY	<p>The property under consideration is located at 17 Herff Road. There is currently a home on the property that will be preserved for a future business.</p> <p>The proposed plan for the site is a mixed use development that will include +/- 15 acres of retail, offices and restaurants and +/- 12 acres of multi-family. If zoned MU-2, the more stringent design criteria for an MU will apply. Even though apartments can be part of an MU district, they are very limited in numbers; they are only permitted 50 units. They intend to have about 250 units along the creek. Thus the additional request for the separate R-4 zoning. We have included a draft site plan and a building concept plan that fits the criteria for an MU development. Staff is currently working on a development agreement for the site. We have attached the location map and the survey.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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