

	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> <b>District Impacted</b>  <input type="checkbox"/> 1 = Anzolitto  <input type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Boyd  <input type="checkbox"/> 4 = Cisneros  <input checked="" type="checkbox"/> 5 = Colvin  <input type="checkbox"/> All </div>
<b>AGENDA DATE</b>	September 11, 2017
<b>ITEM NUMBER</b>	5a. / 6
<b>DESCRIPTION</b>	To consider the proposed use request of multi-dwelling structures in a B-2, Highway Commercial District, a total of 6.089 acres, for a site located within The Commons at Menger Creek Master Development Plan.
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Make recommendation to City Council to consider the proposed use request of multi-dwelling structures in a B-2, Highway Commercial District, a total of 6.089 acres, for a site located within The Commons at Menger Creek Master Development Plan.
<b>CONTACT PERSON</b>	Laura Talley
<b>SUMMARY</b>	<p>The Javelin Group has requested the use of multi-dwelling structures in a B-2 district within The Commons at Menger Creek. The use of Multi-dwellings in a B-2 does require City Council approval. The approved master plan does identify this site for multi-family or retail space. The 6.089 acres site abuts the Franklin Memory Care and Assisted Living to the south. The site plan shows 36 single story, age restricted, duplex type units. By our zoning ordinance, because there are multiple units on one lot, it is defined as multi-dwelling, even though they are not typical apartments. The units will be duplexes for rent to people 55 years and over. They will provide walkable access to the commercial area to the south and driveway access to Franklin to the north.</p> <p>Staff is supportive of this use at this location.</p>
<b>COST</b>	
<b>SOURCE OF FUNDS</b>	
<b>ADDITIONAL INFORMATION</b>	

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