

	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <b>District Impacted</b>  <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>
<b>AGENDA DATE</b>	April 2, 2018
<b>ITEM NUMBER</b>	6.
<b>DESCRIPTION</b>	Make recommendation to City Council To consider the proposed rezoning of 12 Herff Road (4.349 acres - KAD 15815) from R-1, Medium-Density Single-Family District to B-1, High-Density Residential and Neighborhood Commercial District (+/- .08 acres) and B-2, Highway Commercial District (+/- 3.5 acres) (ProCore Developments).
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Approve the rezoning of 12 Herff Road
<b>CONTACT PERSON</b>	Laura Talley
<b>SUMMARY</b>	<p>This property is located on the west side of Herff Road south of River Road and north of Oak Park. The proposed development will abut Green Meadows to the south and a future proposed residential development to the west. The developer is interested in providing a mix of uses that could include a daycare, retail and small restaurant. They plan to make use of the small rock house on the property and blend any new construction with the original home design. They have requested a buffer zoning of B-1 abutting Green Meadows and a less restrictive commercial zoning of B-2 closer to River Road. Heights and design will be restricted by the recently adopted North Herff Road Overlay District which will be applied to this property if it is zoned commercially. That will limit heights to two-stories and provide some additional landscape buffer criteria.</p> <p>Staff is supportive of the rezoning to B-1 and B-2 as presented.</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.