



## AGENDA ITEM SUMMARY

### District Impacted

- ☐ 1 = Anzolitto
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☒ 4 = Cisneros
- ☐ 5 = Colvin
- ☐ All

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|---|---|
| <b>AGENDA DATE</b>                              | April 10, 2018  |
| <b>DESCRIPTION</b>                              | <p>12. RECEIVE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND SET A PUBLIC HEARING FOR MAY 8, 2018:</p> <p>A. PROPOSED REZONING OF 4.349 ACRES LOCATED AT 12 HERFF ROAD, KAD NO. 15815, FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY DISTRICT TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT (+/- .8 ACRES) AND B-2, HIGHWAY COMMERCIAL DISTRICT (+/- 3.5 ACRES). (ProCore Developments)</p>   |
| <b>STAFF'S RECOMMENDED ACTION (be specific)</b> | Receive the recommendation from the Planning and Zoning Commission and set a public hearing for May 8, 2018.  |
| <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>The zoning change was approved 4-3 at the Planning and Zoning Commission meeting held April 2<sup>nd</sup>. There was extensive discussion regarding this item by the P&amp;Z. The 3 Commissioners (Hayward, Sena and Paxton) who voted against the rezoning expressed concern about the change from R1 as the area is shown as Residential in the current Master Plan. They noted that there are residential developments on other parts of Herff Road. There was also concern expressed regarding the uses available in a B2 zone, (not as much concern about the B1). The developer spoke and stated their intent for the development would be very much in line with the Commissioner's discussion as far as uses, but there is no way to self-restrict the development at this point in the process.</p> <p>Staff is supportive of the rezoning to B-1 and B-2 as presented.</p> |
| <b>COST</b>                                     |   |

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| <b>SOURCE OF FUNDS</b>        |  |
| <b>ADDITIONAL INFORMATION</b> |  |

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