

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right;"> 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>
AGENDA DATE	May 8, 2018
DESCRIPTION	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, one of one hearing)
STAFF'S RECOMMENDED ACTION (be specific)	Public hearing – no action needed.
CONTACT PERSON	Laura Talley
SUMMARY	<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 2nd.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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