



AGENDA ITEM SUMMARY

District Impacted

- 1 = Wolosin
- 2 = Woolard
- 3 = Scott
- 4 = Fowler
- 5 = Macaluso
- All

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| | <p>B-1 (High-Density Residential and Neighborhood Commercial District) zoning designation was based on the reasons stated above and is in adherence to the City’s Future Land Use plan. The Planning and Zoning Commission, after much discussion recommended that the property remain the R-A, Residential-Agricultural, by a vote of 6-1. The concerns expressed by the Commission were basically centered on a desire to make sure that when development occurs in this area that it be developed with consideration of the proposed LID/Stormwater ordinance revisions. Since those revisions are not in place yet, they did not want to recommend a less stringent zoning. They were uncomfortable with placing a commercial zoning on these properties without knowing what might be the ultimate development of the properties. Staff recommends tabling the agenda items that were of concern to the Planning and Zoning Commission until January 14, 2020, to allow time for the drainage ordinance revisions to be implemented.</p> <p>We mailed notices of the zoning to all the property owners within 200 feet as required by ordinance, and we also mailed letters to the owners of the property. We received one mailed response in favor and heard two citizens speak, one in favor and one against. The property owners did not attend the meeting. When the properties were being annexed Staff spoke to the property owners and advised them at that time that the zoning would likely be based on the Land Use Plan.</p> <p>MASTER PLAN: The Future Land Use Plan describes the area being used as “Neighborhood Commercial”. The “Neighborhood Commercial” future land use category is intended for areas that will be developed primarily as nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or nearby residential uses. These areas are intended to be of a more suburban character. The appropriate primary uses allowed in areas designated as Neighborhood Commercial include assembly uses, day / adult care, community and group homes, hotels (boutiques), offices (including medical), parks and recreation, personal care homes, retail sales and services (with design and scale limitations), restaurants, safety services, and schools. Appropriate secondary uses include such things as assembly uses, local utility services, and government facilities. All these activities are compatible with a B-1 zone.</p> |
| COST | |
| SOURCE OF FUNDS | |
| ADDITIONAL INFORMATION | |

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