

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;"><b>District Impacted</b></p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input type="checkbox"/> 4 = Boddie</p> <p><input checked="" type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>
<b>Agenda Date</b>	<i>January 12, 2021</i>
<b>Requested Action</b>	<p>RECEIVE THE RECOMMENDATIONS FROM THE PLANNING AND ZONING COMMISSION AND SET A PUBLIC HEARING FOR FEBRUARY 9, 2021 ON THE FOLLOWING:</p> <p>c. PROPOSED REZONING OF 6.479 ACRES LOCATED IN THE COMMONS AT MENDER CREEK ON OLD SAN ANTONIO ROAD (KAD NO. 300529) FROM B-2, HIGHWAY COMMERCIAL TO R-2, MODERATE DENSITY RESIDENTIAL (ALAN NAUL/J-B BOERNE REALTY, LP).</p>
<b>Contact Person</b>	<p>Laura Talley, Planning and Community Development Director</p>
<b>Background Information</b>	<p>The owner is proposing a townhome development and is requesting an R-2 zoning for the property. There are numerous considerations for this site. 1) the underlying zoning is currently B-2, Highway Commercial; 2) it is part of the SoBo Overlay district which regulates how development may occur and what types of uses are appropriate; and 3) there is an approved master plan for this entire side of the SoBo Overlay, called Commons at Menger Creek.</p> <p>The Commons at Menger Creek master plan was approved in 2018 and identifies this area as future multi-family/high density residential. The regulating plan for SoBo identifies this area as Neighborhood and Mixed-use Character zone.</p> <p>The Sobo Overlay district is described as commercial, mixed-use and <u>residential development</u>. The Mixed-Use Character Zone is intended to provide small to mid-scale commercial use, mixed-use building and multi-dwelling structures, supporting multimodal users and favoring walkability. <u>The Neighborhood Character Zone is described as a mid to small scale residential development area (including duplex, attached and multi-dwelling structures), to support diversity of uses and residential types.</u></p> <p>The R-2 zoning accommodates single family detached lots with dimensions starting at 4,000 square feet, and 40 feet of frontage, as well as attached dwelling with a lot size of 2,000 square feet and 20 feet of frontage. The builder is planned to be Gehan Homes.</p>

	<p>The R-2 zoning would allow for townhomes which are proposed for this site, but due to the lot configuration, and somewhat narrow frontage, they are proposing a Planned Unit Development (PUD) for this site that will allow for some flexibility for development of the site. The SoBo Overlay was intended for some creativity and residential density and even allows flexibility in the ordinance. The PUD plan will provide for more specificity to the development plan.</p> <p>Staff coordinated an outreach meeting on December 29<sup>th</sup> for neighbors within <u>400 feet</u> from the property. Alan Naul, the owner and Ms. Blythe with Gehan Homes attended the meeting. There were no other participants that joined the meeting.</p> <p>The Planning and Zoning Commission voted 5-0 to approve the R-2 zoning.</p> <p>At this time, Council needs to receive the recommendation and set a public hearing for February 9<sup>th</sup>.</p>
<b>Item Justification</b>	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Drive Down Risk  <input type="checkbox"/> Master Plan  <input type="checkbox"/> Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment  <input checked="" type="checkbox"/> Customer Demand  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input type="checkbox"/> Other: _____  _____ </div> </div>
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	<p>The Planning and Zoning Commission recommended approval of the rezoning by a vote of 5-0.</p> <p>As required by State regulation for a PUD, notifications were sent to the property owners within 400 ft from the subject property. A neighborhood outreach meeting was held on December 29, 2020.</p>
<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Supporting documentation is attached