



## ITEM SUMMARY

**MEETING DATE:** July 17, 2023

**FROM:** Denise Malone, Development & Neighborhood Services Director

**SUBJECT:** **Ordinance 2023-07, ZC-23-01**  
Zoning Change for 6645 Chickasaw Road; Square Garden

### BACKGROUND

Cotleur & Hearing, agent for MF Associates Greenacres LLC. to approve a zoning change request from the Residential Medium -2 (RM-2) to a Residential High (RH). The site is located at 6645 Chickasaw Road.

A request by the property owner for a change in the zoning district (ZC-23-01) for a 4.993-acre parcel from City Residential Medium 2 (RM-2) to City Residential High (RH). The parcel fronting Chickasaw Road is currently vacant. A concurrent application for a Future Land Use designation change is also requested to allow a Future Land Use designation change from Residential Medium Density (RS-RM) to Residential High (RS-HD) Density.

The Development Review Committee reviewed the amendment and recommended approval, followed by the Planning and Zoning Board of Appeals recommending approval by a vote of 5-0 at their meeting on May 11, 2023. The City Council approved this petition as presented by staff on first reading June 5, 2023, by a vote of 2-1.

### ANALYSIS

Staff has determined that the proposed Residential High (RH) zoning district is consistent with the existing land use pattern in the area. The subject property is bound by residential uses to the east, west, south, and north. To the west and north are multi-family complexes which are similar to the proposed project. Although to the south and east are single family residences, the subject property will be developed to ensure there is minimal impact upon these properties. Both the current and proposed zoning districts allow for townhouse development.

### FINANCIAL INFORMATION

N/A

### LEGAL

Ordinance 2023-07 was prepared in accordance with all applicable State Statutes and City Code requirements.

### STAFF RECOMMENDATION

*Approval of ZC-23-01 through the adoption of Ordinance 2023-07.*