



MEMO

TO: Mayor Hahs and Members of the Board
FROM: Larry Miller, Building & Planning Manager
DATE: April 16, 2026

SUBJECT: Planning & Zoning Commission – Meeting (April 8, 2026)

The Planning & Zoning Commission met on April 8, 2026, and continued its discussion of the proposed Estate Lot Residential (EL-1) zoning district. Staff presented the district's purpose, dimensional standards, and permitted uses, and the Commission held an extended discussion regarding infrastructure expectations for large-lot development, including sidewalks, curb and gutter, detention, and street lighting. Members also discussed housing affordability, comparisons to county standards, and the City's long-term residential growth goals. No action was taken, and staff will return with coordinated revisions to Chapter 57 before the district moves forward.

The Commission also considered a request to rezone approximately 10 acres on South Old Orchard Road from I-1 Light Industrial to R-4 General Residential to allow development of an apartment complex. Discussion noted the surrounding zoning, limited impacts on nearby properties, and minimal spot zoning concerns. The Commission unanimously approved the rezoning request, waived the public hearing, and recommended approval to the Board of Aldermen.

Finally, the Commission reviewed a land exchange certification in the Warren Lake Subdivision involving 1685 Chimney Spring Court and 1550 Ashley Trace Court. The request involved transferring 0.028 acres between two adjacent family-owned lots to square off the shared property line. The Commission unanimously approved the certification, which constitutes final approval.