

Table 1.0 Adjacent Zoning/Land Use

Current Zoning		Current Land Use
North	C-1 (Neighborhood Commercial District) and A (Assembly Rights); M-1 (Light Industrial District) and G (Gateway Overlay District); R-2 (Single Family Residence)	Office, Single Family Residential, and, Commercial
East	M-1(Light Industrial District) and G (Gateway Overlay District)	Industrial
South	M-1(Light Industrial District) and G (Gateway Overlay District)	Industrial
West	O-I (Office and Institutional District) and G (Gateway District)	Government

Summary and Staff Analysis

The subject property is zoned MX (Mixed Use) and is located within the Gateway South (G) Overlay District. According to the applicant's site plan dated August 15, 2025, the total project area encompasses approximately 29.14 +/- acres.

The applicant is requesting a variance from Section 86-118(k)(1)(b), which requires that the primary building materials for all exterior wall facades consist of full-depth brick (not veneers) covering the bottom two-thirds of each building on all sides, supplemented by at least two of the following materials on the upper third: cast stone, cementitious siding (Hardiboard), or glass. The applicant seeks to reduce the brick coverage from the bottom two-thirds to the bottom 30 percent of each building façade.

Additionally, the site plan now includes parcels 06032A B006 and 06032A B003, which were not part of the original Conditional Use approval. A concurrent Conditional Use permit has been submitted to include these parcels and ensure compliance with applicable MX zoning and Gateway South Overlay District standards.

Fiscal Impact (Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

- **Private Developer**

Exhibits Attached (Provide copies of originals, number exhibits consecutively.)

- **Application Packet**
- **Supporting Documents**
- **Sign Photo**
- **Site Photos**
- **Maps**

Staff Recommendation (Type name, Title, Agency and Phone number.)

Staff recommends denial of the applicant's request to reduce the brick requirement from the bottom two-thirds to the bottom 30% of each building façade. However, staff recommends **approval** of a modified reduction, permitting brick coverage of no less than 50% of each building façade, subject to the following conditions:

1. Community Development shall provide final approval for all elevations before final plat submittal.

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title	Date	
Signature	City Clerk's Office	