



CITY COUNCIL COMMUNICATION

DATE: October 3, 2022

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on Ordinance No. 10-28-22 regarding zoning change from A (Agricultural District) to PD (Planned Development) for approximately 12.01 acres of land, described as A1241A TIERWESTER, TR 264 AND 265 generally located on the southeast corner of 5th St and Cowling Rd.

SUMMARY:

- The applicant is proposing to rezone the subject property of approximately 12.01 acres from (A) Agricultural to (PD) Planned Development zoning.
- The development will consist of approximately 3.27 acres of commercial along 5th St., and approximately 8.74 acres multi-family behind the commercial.
- The commercial will be four approximately 9000 sq ft buildings with parking in the front.
- Multi-family will be made up of 5 two story buildings along the edges of the development and 4 three story buildings in the middle with a total of 170 units.
- The units will range from 1-3 bedrooms and be constructed to resemble a large house.
- The multi-family project will have 24 private garages and 40 reserved carport spaces.
- The development will be providing more parking spaces than is required per code. The commercial requires 144 parking spaces and the applicant is providing 184. The residential requires 288 and the applicant is providing 300. This will allow for overflow parking for both uses.
- The development will have an amenity center with swimming pool and patio area along with other amenities.
- The property is surrounded by SF-10 to the north, PD single family to the east, Industrial and Agriculture to the south, and B-1 to the west.
- Staff mailed out 81 public hearing notices to owners of properties within 200 feet of the subject property. We received responses 3 in opposition.
- Staff had previously noticed this project and received 5 responses in opposition. Two of these were duplicated this time, so a total of 6 responses in opposition were received over the life of the project.
- The Planning & Zoning Commission recommended APPROVAL.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

Ordinance No. 10-28-22

Application

Letter of Intent

First Notice Comment Response Forms in Opposition

Second Notice Comment Response Forms in Opposition