



CITY COUNCIL AGENDA ITEM

SUBJECT: SPD22-0000010 7259 Hayden Quarry Road

AGENDA SECTION: *(check all that apply)*

☒ **PRESENTATION** ☐ **PUBLIC HEARING** ☐ **CONSENT AGENDA** ☐ **OLD BUSINESS**
☐ **NEW BUSINESS** ☐ **OTHER, PLEASE STATE:** Click or tap here to enter text.

CATEGORY: *(check all that apply)*

☐ **ORDINANCE** ☐ **RESOLUTION** ☐ **CONTRACT** ☐ **POLICY** ☐ **STATUS REPORT**
☒ **OTHER, PLEASE STATE:** Not a public hearing, but a decision is to be rendered

ACTION REQUESTED: ☒ **DECISION** ☐ **DISCUSSION**, ☐ **REVIEW**, or ☒ **UPDATE ONLY**

Previously Heard Date(s): Click or tap to enter a date. & Click or tap to enter a date.

Current Work Session: Click or tap to enter a date.

Current Council Meeting: Wednesday, June 29, 2022

SUBMITTED BY: Keedra T. Jackson, Acting Director of Planning & Zoning

PRESENTER: Keedra T. Jackson

PURPOSE: The applicant proposes to construct a 260-unit townhome development adjacent to a future development of 100+ single-family homes. The townhomes will be three-story in height with two-car garages and an extra 2 parking spaces per unit. There will be 67 overflow parking spaces. The public streets will be 55-ft in width bordered by 5-ft sidewalks with 8-ft grass strips throughout the development. There will be one ingress/egress to the development off Hayden Quarry Road. 7259 Hayden Quarry Road.

FACTS: The subject property is currently zoned C-1 (Local Commercial District) which does not allow for residential development. The intent of this district is to provide for local shopping and retail. TMOD-22-015 provided the avenue of the Stonecrest Overlay Tier 3 to allow the permitted uses in C-1 and C-2 (General Commercial) District, O-I (Office Institutional) District, O-D (Office Distribution) District, M (Light Industrial) District, and MR-2 (Medium Density Residential) District. This text amendment was approved on January 24, 2022. The City of Stonecrest will need to rezone the property to the MR-2 designation.

OPTIONS: Choose an item. Click or tap here to enter text.

RECOMMENDED ACTION: Approval

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Revised

4/8/2022

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ATTACHMENTS:

- (1) Attachment 1 - Cover Letter
- (2) Attachment 2 - Staff Report
- (3) Attachment 3 - Preliminary Plat
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.