



Legislation Details (With Text)

File #: 17-2160 **Version:** 3 **Name:** Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR to C-2 for General Retail and Office Uses on Approximately 1.43 Acres Generally Located East of Matlock Road and Approximately 1,181 Feet South of the Intersect

Type: Ordinance **Status:** Passed

File created: 1/12/2017 **In control:** City Council

On agenda: 2/27/2017 **Final action:** 2/27/2017

Title: Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR to PD for Office, Dental Lab, Day nursery and Children's Learning Facility on Approximately 1.43 Acres Generally Located East of Matlock Road and Approximately 1,181 Feet South of E. Debbie Lane; Reilly Brothers Property (ZC#16-027)

Sponsors: Joe Smolinski, Felix Wong

Indexes:

Code sections:

Attachments: 1. Ordinance, 2. Maps & Supporting Info, 3. Exhibit A, 4. Exhibit B & C - Holland Family PD Standards

Date	Ver.	Action By	Action	Result
2/27/2017	3	City Council	Approved on Third And Final Reading	Pass
2/13/2017	2	City Council	Approved on Second Reading	Pass
1/23/2017	1	City Council	Approved on First Reading	Pass

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR to PD for Office, Dental Lab, Day nursery and Children's Learning Facility on Approximately 1.43 Acres Generally Located East of Matlock Road and Approximately 1,181 Feet South of E. Debbie Lane; Reilly Brothers Property (ZC#16-027)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on January 17, 2017, and voted 5-0 (Commissioners Hudson and Mills were absent) to recommend approval of a change to PD, Planned Development for the proposed land uses and the applicant seeking detailed site plan approval by the City Council in the future.

First Reading

The applicant is requesting a zone change to C-2 and has stated that he will restrict the land uses to office, medical and child learning center.

Staff had previously advised the applicant that he should apply for PD zoning as it will ensure site design and the restricted uses. Although there are Community Design Standards in place with C-2, there is nothing to restrict the building to a residential architectural appearance, which would help with the transition to the residential uses surrounding this property

Second Reading

Pursuant to Council action at the last meeting, the applicant has provided the attached PD regulations. A future development plan approval will be required.

Felix Wong, Director of Planning
817-276-4228