



Legislation Details (With Text)

**File #:** 17-2211      **Version:** 3      **Name:** Ordinance - Public Hearing Continuation and Second Reading on an Ordinance Approving a Zoning Change from a Planned Development to a new Planned Development for a Grocer and Other C-2 Uses on Approximately 10 Acres, Generally Located at the Northwest Cor

**Type:** Ordinance      **Status:** Passed

**File created:** 2/22/2017      **In control:** City Council

**On agenda:** 4/10/2017      **Final action:** 4/10/2017

**Title:** Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from a Planned Development to a new Planned Development for a Grocer and Other C-2 Uses on Approximately 10 Acres, Generally Located at the Northwest Corner of State Highway 360 and East Broad Street; Stantec (ZC#16-024)

**Sponsors:** Joe Smolinski, Felix Wong

**Indexes:**

**Code sections:**

**Attachments:** 1. Ordinance, 2. Maps & Supporting Info., 3. Exhibits A - E Final Reading

Date	Ver.	Action By	Action	Result
4/10/2017	3	City Council	Approved on Third And Final Reading	Pass
3/27/2017	2	City Council	Approved on Second Reading	Pass
3/6/2017	1	City Council	Approved on First Reading	Pass

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from a Planned Development to a new Planned Development for a Grocer and Other C-2 Uses on Approximately 10 Acres, Generally Located at the Northwest Corner of State Highway 360 and East Broad Street; Stantec (ZC#16-024)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on February 21, 2017, and voted 6-1 to recommend approval with the conditions that: 1) a masonry wall be provided along the north and west boundaries; and, 2) drive-thru restaurant be limited to only one site. Commissioner Mills voted nay.

The applicant did not comply with part 1 of P&Z's recommendation in the proposed development plans.

**First Reading**

The current property owner is seeking a complete revision of the 2007 Planned Development. The new development plans would allow Natural Grocers on Lot 1 and other C-2 uses such as a restaurant with drive-through service, medical clinic, bank and event center on the remaining lots. The property owner is requesting a waiver of the masonry wall as noted above and the tree planting along the north property line, where there is a significant grade difference between his property and the church's property. Trees will be planted on the east end of this property line where the grade comes together. A detailed site plan has been provided for the Natural Grocers. It shows a slight reduction in the building

articulation from the required depth of 4' to 2'. As subsequent lots develop, the developers will be required to submit detailed site plans for the City Council's approval.

**Second Reading**

The developer is meeting with the homeowners on Wednesday, March 22, 2017. He is expected to have an updated presentation based on the discussion at the meeting.

**Third Reading**

The developer made the following changes to address comments and concerns:

- Limit permitted uses to the grocer and C-2 uses; uses requiring specific use permit will require separate application for SUP
- Restrict the height of pole lights within 50' of west property line to a max. of 20'
- Restrict building height on Lot 5 to a max. of 30' within 75' of the west property line
- Specify that all site lighting must be the type with full cut off to prevent light pollution
- Show the revised landscaping and screening along west and north property lines

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