



## Legislation Text

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**File #:** 16-2115, **Version:** 3

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Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development to Planned Development for Office/Retail Uses on Approximately 3.95 Acres Located at 1209 N Day Miar Road; HCC Contracting, Inc (ZC#16-013)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on 11/7/16 and voted 6-0 to recommend approval subject to the applicant providing an 8-ft masonry screening wall along the west property line and a dumpster in Phase 1. Commissioner Hudson was absent.

### **First Reading**

The applicant is proposing an office/retail center with limited C-2 uses as shown in the development plan. The four proposed buildings will range from 3,700 to 9,394 square feet and will be developed in four phases. The buildings will be predominantly brick and feature standing seam metal pitched roofs.

### **Second Reading**

The developer has revised the development plans to show:

- 8/12 roof pitch
- Two dumpster locations for the four buildings
- New design for building streetfronts that are more suited to retail or non-office type uses

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