



CITY COUNCIL COMMUNICATION

June 28, 2016

SUBJECT: Hold Public Hearing for Zoning Change Case No. 16-01-ZC and Consider First and Final Reading of Ordinance No. 2122

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 16-01-ZC

ACTION REQUESTED:

Receive public input regarding the request for approximately 1.38 acres of Harwood Crossing, Block 1, Lot 5, to be changed from Neighborhood Business District (C-1) into Single Family Detached Dwelling District (R-1) zoning to allow single family residential, and approve Ordinance No. 2122.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Jacob Sumpter, AICP (MMA) on behalf of W.R. Rose Investments Inc. Trust

Location/Zoning: 1.38 acres in the 900 Block of N. Main Street. The property is currently zoned Neighborhood Business District (C-1).

Project Description: The property owner of the subject parcel has requested to rezone an existing Neighborhood Business District (C-1) zoned property into Single Family Detached Dwelling District (R-1) zoning.

During the last decade, the property has been marketed to potential commercial end users. With no frontage and little or no visibility, no commercial end users have purchased the property. Recently, several owners of commercial properties located in the vicinity of N. Main Street and Harwood Road have been contacted about the availability of this parcel. There has been no interest in pursuing the purchase of the parcel. During this same time, the general area has experienced commercial activity. The front portion of this property was

developed for professional office, and new retail commercial space was developed next to Albertson's. The Harwood Crossing Shopping Center is currently under renovation, with Kroger expanding the size of its store from approximately 44,000 s.f. to almost 70,000 s.f. The former 99 Cent store building remains vacant.

The Planning and Zoning Commission held a public hearing on May 17, 2016 and the case was requested to be tabled by the property owner. The Planning and Zoning Commission voted to table the item and then held a second public hearing on June 21, 2016 and voted to recommend approval of the request.

SUPPORTING DOCUMENTS:

- Ordinance No. 2122
- Minutes – P & Z
- Draft Minutes – P & Z
- Application
- Comments: Property Owner
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ LG

City Manager's Office

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City Secretary's Office