

Preferred Scenario Amendment(s) Request Summary Spring 2016



Summary:

Three (3) applications were received for the Spring 2016 Preferred Scenario Amendment (PSA) Deadline.

(Applicant :: area & location :: requested intensity)

- 1) Alan Holt :: +/- 4.78 acres located at the intersection North IH 35 and East River Ridge Parkway :: Employment Center
- 2) Hoddar Gharib :: +/- 8.58 acres more or less, approximately 1/3rd mile east of IH-35 on the north side of Uhland Road :: High Intensity
- 3) Gunnarson Outdoor :: +/- 50.643 acres, more or less, west of IH-35 along Posey Road :: Employment Center

Process:

Application Deadline:	December 14, 2015
Courtesy Notice:	January 8, 2016
Neighborhood Commission Discussion:	January 20, 2016
Update to P&Z:	January 26, 2016
Public Hearing Notice for P&Z:	February 11, 2016
Update to Council:	February 2, 2016
Action by P&Z:	February 23, 2016
Public Hearing Notice for Council:	February 26, 2016
Action by Council:	March 15, 2016
Reconsideration by Council:	April 5, 2016
Application window for Zoning or PDD request:	March 16-18, 2016*

*Dates subject to change

Project 1: *IH-35 and River Ridge Parkway*

Alan Holt is proposing a change from an Area of Stability to an Employment Center for approximately 4.78 acres, more or less, located at the intersection of North IH 35 and East River Ridge Parkway.

The applicant states that the request will allow for General Commercial zoning which will allow for retail, office and other commercial uses.

<p><u>Project 2:</u> <i>1203 Uhland Road</i></p>	<p>Hoddar Gharib is proposing a change from an Area of Stability to a High Intensity Zone for approximately 8.58 acres, more or less, located on the north side of Uhland Road approximately 1/3rd mile east of IH-35.</p> <p>The applicant states that the request will allow for MF-24, Multi-Family zoning.</p>
<p><u>Project 3:</u> <i>IH-35 and Posey Road</i></p>	<p>Gunnarson Outdoor is proposing a change from an Area of Stability to an Employment Center for approximately 50.643 acres, more or less, west of IH-35 along Posey Road.</p> <p>The applicant states that the request will allow for General Commercial zoning in order for a portion of the property to be used for a billboard structure.</p>