



## Legislation Text

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**File #:** Ord. 2018-22, **Version:** 1

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**AGENDA CAPTION:**

Receive a Staff presentation and hold a public hearing to receive comments for or against Ordinance 2018-22, amending the Official Zoning Map of the City by rezoning a 15.038 acre, more or less, tract of land, Located In The 1600 Block Of Redwood Road, From "FD" Future Development District to "CD-4" Character District 4; and including procedural provisions; and consider approval of Ordinance 2018-22, on the first of two readings.

**Meeting date:** August 7, 2018

**Department:** Planning and Development Services Department

**Amount & Source of Funding**

**Funds Required:** N/A

**Account Number:** N/A

**Funds Available:** N/A

**Account Name:** N/A

**Fiscal Note:**

**Prior Council Action:** N/A

**City Council Strategic Initiative:**

N/A

**Comprehensive Plan Element (s):**

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Direct Growth, Compatible with Surrounding Uses
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Choose an item.
- Not Applicable

**Master Plan:** N/A

**Background Information:**

The subject property is approximately 15 acres located on Redwood Road, east of the intersection with State Highway 123. The site is currently outside of the City Limits. The applicant has filed a petition for annexation which requires approval from City Council and is on this agenda. The annexation will need to be approved prior to approval of the requested zoning change.

The applicant is requesting a zoning change to CD-5 in order to construct multifamily apartments on the site; not proposing a purpose built student housing development. This property is located in the Medical District Medium Intensity Zone as designated on the Preferred Scenario Map. A Preferred Scenario Amendment is not required as CD-5 is an allowable zoning classification in the Intensity Zone. Surrounding uses include mainly vacant land, however the La Vista Retirement Community is located to the west of the property.

By approving this request, the applicant understands that the approval does not bind the City Council to approve future legislative actions such as annexation and zoning.

**Council Committee, Board/Commission Action:**

At the June 12<sup>th</sup> Regular Meeting, the Planning and Zoning Commission recommended **approval of ZC-18-06 (1600 Block of Redwood Road) with an alternate zoning classification of “CD-4” Character District 4.** The motion carried by the following vote: 8-0.

**Alternatives:**

**Recommendation:**

The property is located along the edge of the Medical District Medium Intensity Zone and across from an Existing Neighborhood. CD-5 would be a more appropriate zoning category if the property was located closer to the intersection of Wonder World Drive and State Highway 123. Therefore, **Staff recommends approval of an alternate zoning change to Character District 4 (CD-4) which is more appropriate for the location.** The applicant has been advised of Staff's recommendation and is amenable to the alternate approval. The Commission may recommend CD-4 instead of CD-5 as it is a less restrictive zoning classification.