



Legislation Text

File #: Ord. 2017-59(b), **Version:** 1

AGENDA CAPTION:

Consider approval of Ordinance 2017-59, on the second of two readings, concerning an approximately 85 acre tract of land along the North Side of Centerpoint Road, East of Centerpoint Court with a base zoning of Smartcode District; amending the Official Zoning Map of the City by expanding the 62.158 acre Special District Area within said tract to include the remaining 23.354 acres and amending the development standards applicable to the expanded special district; and including procedural provisions.

Meeting date: November 8, 2017 - 1st Reading & Public Hearing
November 21, 2017 - 2nd Reading

Department: Planning and Development Services

Funds Required: NA
Account Number: NA
Funds Available: NA
Account Name: NA

CITY COUNCIL GOAL: NA

COMPREHENSIVE PLAN ELEMENT(s): *Economic Development: Goal 3.*

BACKGROUND:

The applicant is requesting to amend an approximately 62 acre Special District and add an additional 23 acres to the Special District which would allow office and light industrial uses located at the Northwest corner of a +/- 495 acre site out of the John H. Yearby Survey, located on Centerpoint Road.

The approximately 85 acres are currently divided into two tracts, a 23 acre tract that has base SmartCode (SC) zoning, and a 62 acre tract that is zoned SmartCode-Special District (SC-SD). Both the 23 acre tract and the 62 acre tract were zoned in 2013, as part of a larger zoning request which included the entire 495 acre Gas Lamp Property.

The applicant expressed concern over several aspects of the SmartCode-Special District standards, including: block size, parking location, building placement, connectivity, and screening requirements. In order to address these concerns in a manner that would still maintain a higher standard of development, Staff referred to the recently adopted Whisper Planned Development District (PDD), which adopted some modified standards from the land development code which are proposed to be adopted in CODE SMTX.

On October 10, 2017 the Planning and Zoning Commission voted 7-2 to approve the request as presented by Staff.

Staff recommends **Approval** of the zoning change request.