

North Academy Rezone Project

CPC ZC 18-00178 and
CPC DP 99-00215-A5MJ18

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Applications



CPC ZC 18-00178 – CHANGE OF ZONING TO PBC/cr

A zone change pertaining to 8.43 acres located east of North Academy Boulevard, changing the zoning from PBC/cr (Planned Business Center with Conditions of Record) to PBC/cr (Planned Business Center with Conditions of Record) to allow additional permitted uses.

CPC DP 99-00215-A5MJ18 - MAJOR DEVELOPMENT PLAN AMEND

Major amendment to the existing BSK Subdivision Filing No. 1 development plan illustrating updated site data and revises development and operational stipulations applied to the development, located at 7133, 7149, 7165, 7207, and 7239 North Academy Boulevard.

Vicinity Map



General Information



Site Details:

- 8.43 effected acres
- Zoned PBC/cr (Planned Business Center with Conditions of Record)
- Per the Falcon, Columbine, & Yorkshire Master Plan, the property is identified for O-C (Office and/or Commercial Redevelopment)
- Currently the site is commercial developed

Public Notification and Involvement:

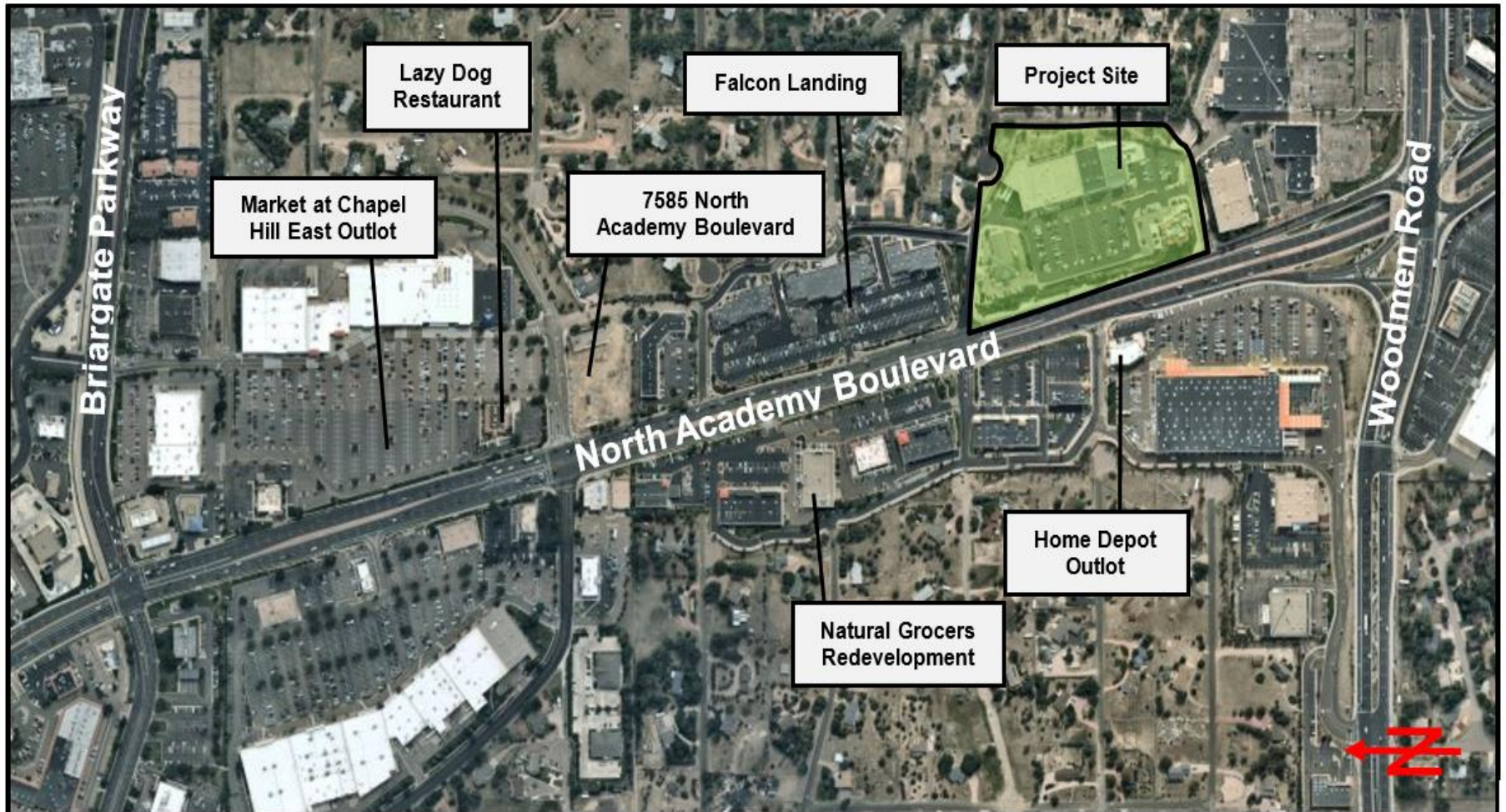
- Public notice was mailed to 74 property owners, on four occasions: during the internal review stage, prior to a neighborhood meeting, and prior to the Planning Commission and City Council hearings
- The site was also posted on those four occasions
- Neighborhood meeting held on February 5, 2019 (27 residents in attendance)

Background Information

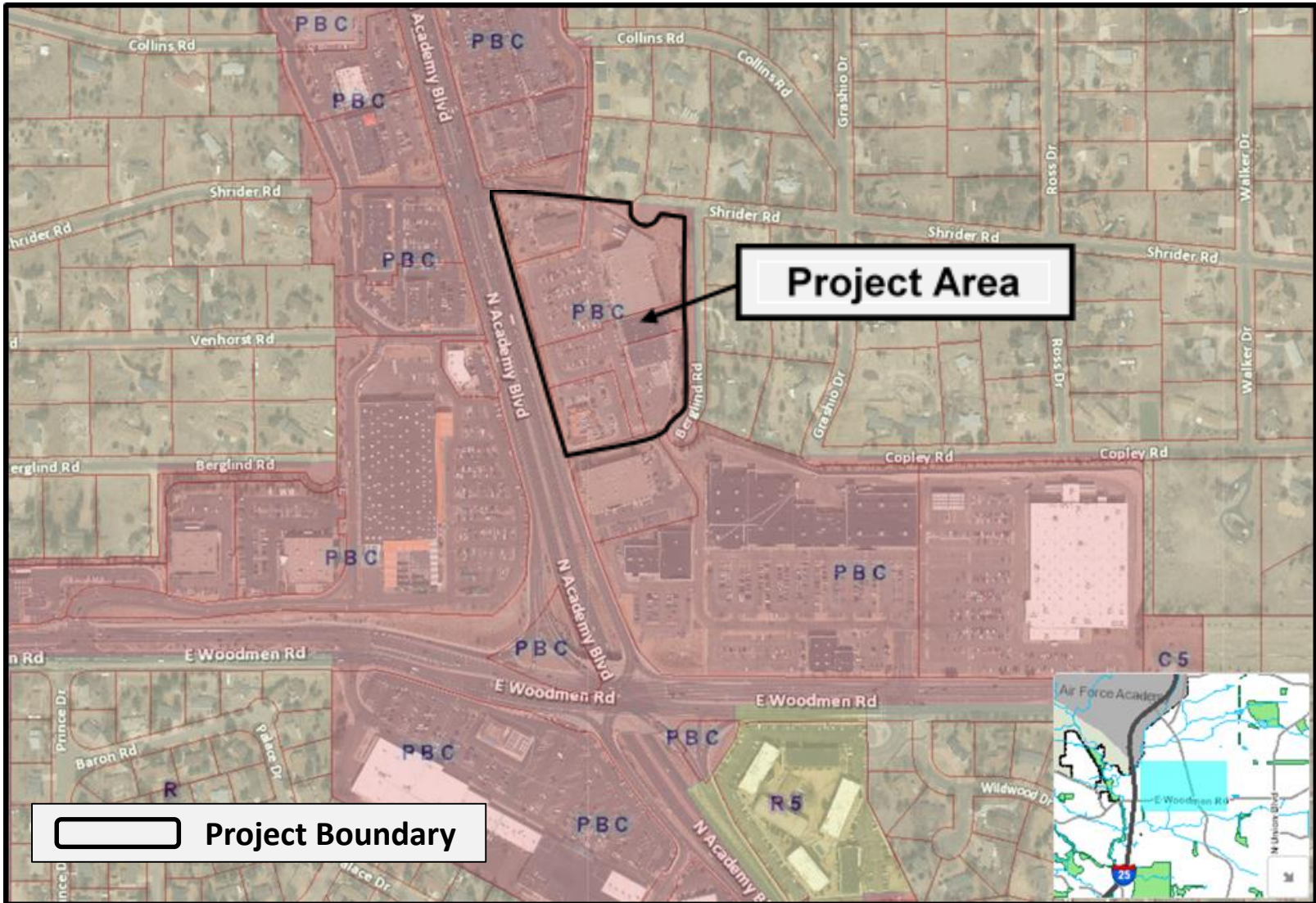


- **In 1994, the City annexed the Falcon Estates 1 and 3, Columbine Estates, and Yorkshire Estates (F C Y) neighborhoods**
- **In 1994, the Falcon, Columbine, and Yorkshire Master Plan was approved**
 - Parameters for protecting existing residences
 - Vehicular circulation
 - Buffering land uses
 - Identified properties along North Academy Boulevard for redevelopment
- **In 1999, the project site was developed (BSK Subdivision Filing 1)**
 - F C Y residents and the Falcon Estates HOA negotiated with the initial developer to establish the current conditions of record
- **During the intervening years, development and redevelopment along North Academy Boulevard progressed**

Area Context



Area Zoning



Conditions of Record Comparison



List of Prohibited Uses, per Ord. 99-36

- A. Sexually Oriented Businesses
- B. Night Club
- C. Movie Theater
- D. Bars
- E. Automotive and Equipment Sales and Services
- F. General Food and Convenience Food Sale
- G. Drive-In or Fast Food Restaurants
- H. Liquor Sales
- I. Teen or Young Adult Clubs
- J. Funeral Services

Applicant's List of Prohibited Uses

- A. Sexually Oriented Businesses
- B. Night Club
- C. Movie Theater
- D. Bars
- E. Automotive and Equipment Sales and Services
- ~~F. General Food and Convenience Food Sales~~
- G. Drive-In or Fast Food Restaurants
- ~~H. Liquor Sales~~
- I. Teen or Young Adult Clubs
- J. Funeral Services
- K. Convenience Food Sales with Fuel Sales**
- L. Methadone Clinic**

PlanCOS Consistency



Public Input



Public Input

- 14 residents submitted comments in writing
- 27 residents attend the neighborhood meeting (February 5, 2019)

Concerns and Issues Raised

- Increased Crime
- Increased Homelessness
- Increased Cut-through Traffic
- Opposition to **Any** Changes to the Conditions of Record

Recommendations



CPC ZC 18-00178 – CHANGE OF ZONING TO PBC/cr

Adopt an ordinance changing the zoning for 8.43 acres from (PBC/cr) Planned Business Center with Conditions of Record to (PBC/cr) Planned Business Center with Conditions of Record, based upon the findings that the change of zone request complies with the three (3) review criteria for granting a zone change as set forth in City Code Section 7.5.603(B).

CPC DP 99-00215-A5MJ18 – MAJOR DEVELOPMENT PLAN AMENDMENT

Approve a major development plan amendment for the BSK Subdivision Filing No. 1 project, based upon the findings that the amended development plan meets the review criteria for granting a development plan as set forth in City Code Section 7.5.502(E).