

# Hancock and Delta Rezone

CPC MPA 01-00177-A2MJ19

CPC PUZ 19-00081

CPC PUP 19-00082

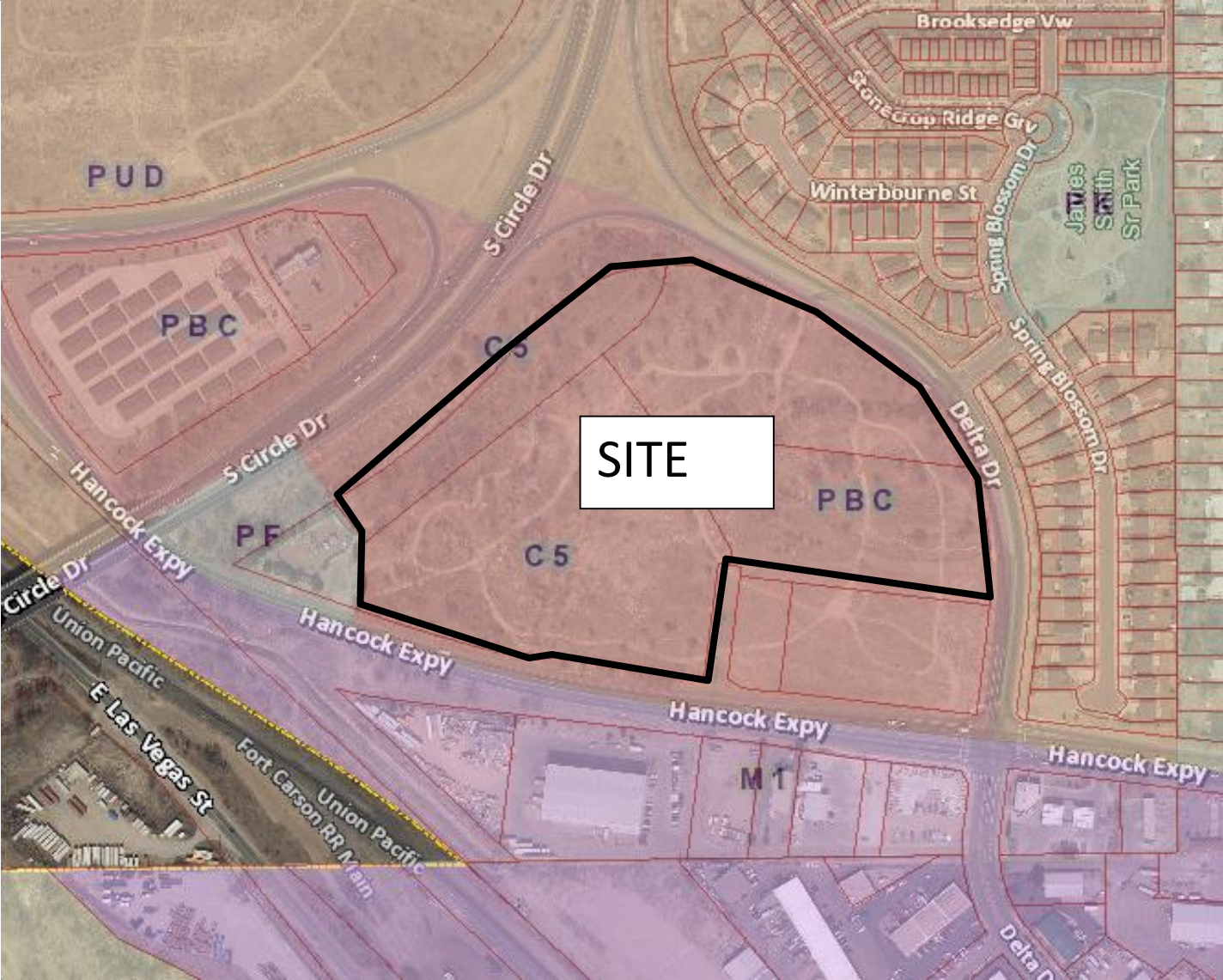
October 22, 2019

Lonna Thelen, Principal Planner

Land Use Review



# Vicinity Map



# Hancock and Delta Rezone



- Existing Property
  - Zoned C-5 and PBC
  - Currently a vacant lot
- Three applications:
  - Master Plan amendment to Spring Creek Master Plan
    - To change from Business Park and Commercial to Commercial and Residential
  - Zone Change
    - Change from C5 and PBC to PUD (Commercial, Multi-family and single-family detached, uses per the concept plan, 12-24 du/ac, max height 45')
  - Concept Plan
    - To allow commercial and residential uses
- No neighborhood input

# Master Plan



# Zone Change

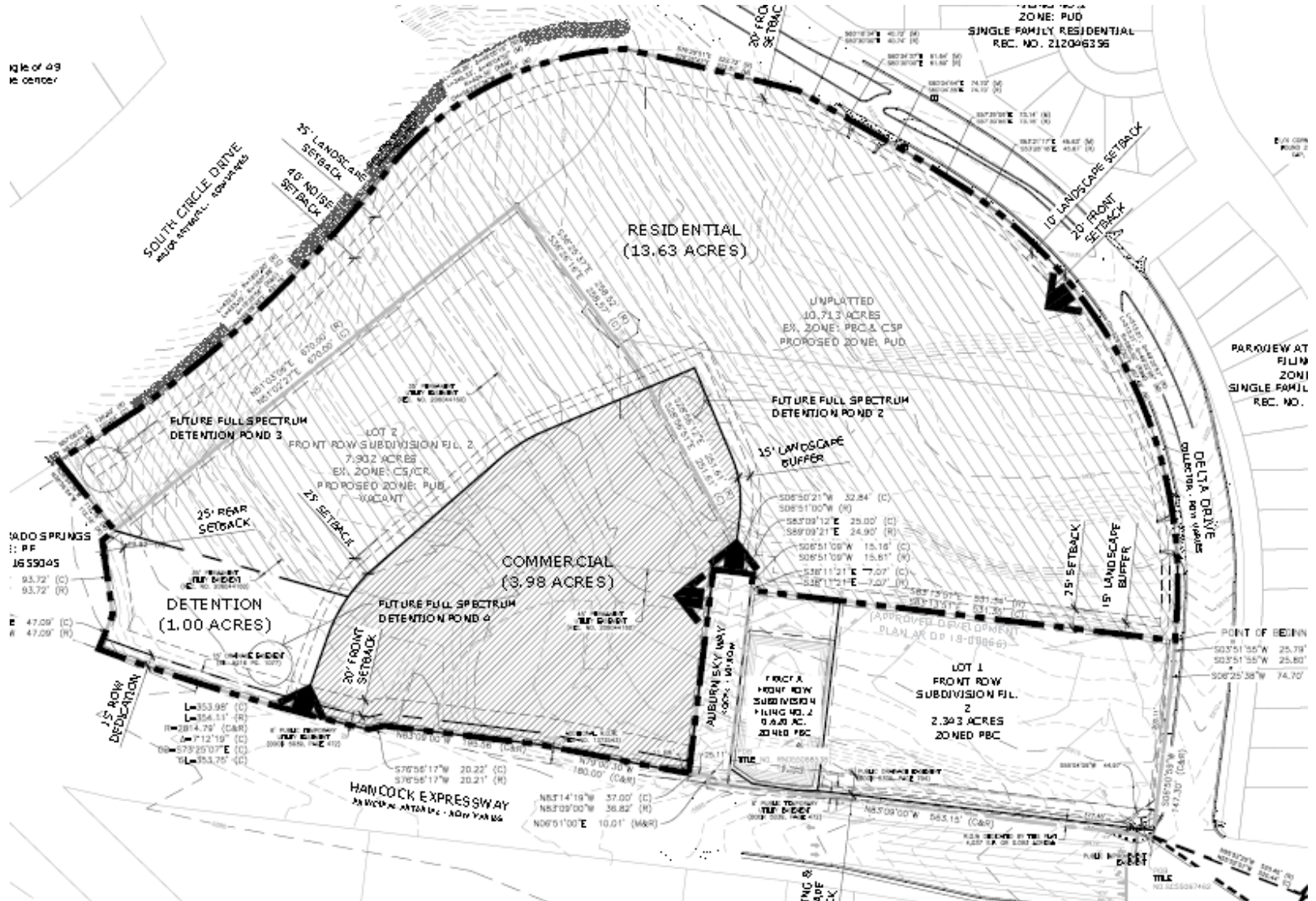


- Rezone of 18.6 acres
- Existing zone C5 and PBC
  - C5 Conditions of record restricts the property to office, business office support services, Business Park, custom manufacturing, religious institution and research and development services with no outdoor storage per Ordinance 04-17.
- Proposed zoning PUD
  - Uses – typical PBC zone uses, multi-family and single-family residential
    - The following uses are not included: auto repair garage, auto sales, campgrounds, construction sales and service, funeral services, hooka bars, kennels, Medical Marijuana Uses, sexually oriented businesses, schools, and private parking structures.
  - Height – 45'
  - Density – 12-24.99 du/ac

# Concept Plan



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 in center



# City Planning Commission



- City Planning Commission voted 8-0 at their meeting on June 20, 2019 to approve the application (McMurry was excused).

# Recommendation



## **CPC MPA 01-00177-A2MJ19 – Master Plan Amendment**

Approve the Spring Creek Master Plan amendment from Business Park and Commercial to Commercial and Residential, based on the findings that the master plan amendment request complies with the review criteria for master plans as set forth in City Code Section 7.5.408.

## **CPC PUZ 19-00081 – PUD Zone Change**

Approve the rezone of 18.6 acres from C5/cr (Intermediate Business with conditions of record), C5/P (Intermediate Business with Planned Provisional Overlay) and PBC (Planned Business Center) to PUD (Planned Unit Development: commercial, multi-family, and single-family detached (specific commercial uses per CPC PUP 19-00082), 12-24.99 dwelling units per acre, maximum building height of 45 feet), based upon the findings that the change of zoning request complies with the three (3) criteria for granting of zone changes as set forth in City Code Section 7.5.603(B) as well as the criteria for establishment of a PUD zone district as set for in City Code Section 7.3.603.

## **CPC PUP 19-00082 – PUD Concept Plan**

Approve the concept plan for commercial and residential, based upon the findings proposal meets the review criteria for concept plans as set forth in City Code Section 7.5.501(E) and criteria for PUD concept plans set forth in City Code Section 7.3.605.



# Questions?



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