



Legislation Details (With Text)

**File #:** PUDZ-23-0002      **Version:** 1      **Name:** Banning Lewis Ranch Village B2

**Type:** Ordinance      **Status:** Agenda Ready

**File created:** 4/28/2023      **In control:** Planning Commission

**On agenda:** 3/13/2024      **Final action:**

**Title:** A zone change consisting of 502 acres located at the northeast corner of Dublin Boulevard and Banning Lewis Parkway from PDZ/R-5-cr/R-1 6/MX-M-cr/AP-O/SS-O (Planned Development Zone District, Multi-Family High Residential with Conditions of Record, Single Family-Medium Residential, Mixed-Use Medium Scale with Conditions of Record, and Airport and Streamside Overlays) to PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlays: single-family and/or two-family residential; density of 3.5-7.99 du/ac; and a maximum building height of 35 feet). (Quasi-Judicial)

**Presenter:**  
Tamara Baxter, Senior Planner, Planning + Neighborhood Services

**Sponsors:**

**Indexes:** BLR

**Code sections:**

**Attachments:** 1. Attachment 8 - PDZ Rezone, 2. 7.5.603.B Findings - ZC, 3. 7.3.603 Establishment & Development of a PUD Zone

Date	Ver.	Action By	Action	Result
1/10/2024	1	Planning Commission	accepted	Pass
11/17/2023	1	Planning Commission	postpone to a date certain	Pass

A zone change consisting of 502 acres located at the northeast corner of Dublin Boulevard and Banning Lewis Parkway from PDZ/R-5-cr/R-1 6/MX-M-cr/AP-O/SS-O (Planned Development Zone District, Multi-Family High Residential with Conditions of Record, Single Family-Medium Residential, Mixed-Use Medium Scale with Conditions of Record, and Airport and Streamside Overlays) to PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlays: single-family and/or two-family residential; density of 3.5-7.99 du/ac; and a maximum building height of 35 feet). (Quasi-Judicial)

**Presenter:**  
Tamara Baxter, Senior Planner, Planning + Neighborhood Services

**Optional Motions:**

**PUDZ-23-0002 - Banning Lewis Ranch Village B2 PDZ Zone Change**

Motion to Approve

Recommend approval to City Council the zone change of 501.9 acres from PDZ/R-5-cr/R-1 6/MX-M-cr/AP-O/SS-O (Planned Development Zone District, Multi-Family High Residential with Conditions of Record, Single Family-Medium Residential, Mixed-Use Medium Scale with Conditions of Record, and Airport and Streamside Overlays) to PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlays: single-family and/or two-family residential; density of 3.5-7.99

du/ac; and a maximum building height of 35 feet) based upon the findings that the request complies with the criteria for a PUD zone change as set forth in City Code Chapter 7, Section 7.3.603, and the review criteria for a zone change, as set forth in City Code Section 7.5.603.

Motion to Deny

Recommend denial to City Council the zone change of 501.9 acres from PDZ/R-5-cr/R-1 6/MX-M-cr/AP-O/SS-O (Planned Development Zone District, Multi-Family High Residential with Conditions of Record, Single Family-Medium Residential, Mixed-Use Medium Scale with Conditions of Record, and Airport and Streamside Overlays) to PDZ/AP-O/SS-O (Planned Development Zone District with Airport and Streamside Overlays: single-family and/or two-family residential; density of 3.5-7.99 du/ac; and a maximum building height of 35 feet) based on the findings that the proposal does not comply with the review criteria for PUD zone change as set forth in City Code Chapter 7 Section 7.3.603, and the review criteria for a zone changes, as set forth in City Code Section 7.5.603