

MEMO

DATE: January 16, 2020

TO: Planning Commission Members

FROM: Patrick R. Zenner, Development Services Manager

Re: Case # 28-2020 – Rezoning 1001 N. Providence Road (Supplemental Information)

The above referenced case was presented to the Planning and Zoning Commission on January 9, 2020, as part of its Regular meeting agenda. Following presentation of the staff report, required public hearing, and Commission discussion, the application agreed to **TABLE** the request to the January 23, 2020, Commission meeting to allow additional time to consider if a Statement of Intent (SOI) revision to the existing PD Plan would be sufficient to accommodate their needs.

As requested by the Planning Commission, staff met with the applicant on January 14, 2020 and discussed possible options for modification of the SOI. Based on this discussion, staff prepared a revised SOI for the applicant's consideration that expanded permitted uses to include retail, general and restaurants and prohibit alcoholic beverage sales. The revised SOI retained all previously approved SOI provisions pertaining to landscaping, hours of operation limits, and reduced parking.

Upon review of the revised SOI, reformatted to conform to UDC provisions and terminology, the applicant has chosen to reject the proposed revisions and desires to continue to pursue the requested zoning change from PD (Planned District) to M-N (Mixed-use Neighborhood). Given this outcome, the previously presented findings in the January 9, 2020 staff report on this matter remain unchanged and the report has been attached to this cover memo.

This item will appear under "Public Hearings" on your January 23, 2020 agenda and will be a continuation of the January 9 proceedings.