



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: October 18, 2021

Re: **Tracts 5-10** – *John Garry Drive* – Rezoning (Case 256-2021)

Executive Summary

Approval of this request would rezone six (6) (Tracts 5 through 10) of an eleven (11) tract rezoning request within the Corporate Lake development, south of Rock Bridge High School, from M-OF (Mixed-Use Office) and PD (Planned District), to M-N (Mixed-Use Neighborhood). The purpose of the rezoning is to eliminate planned zoning and to create more consistent zoning across the applicant's properties.

Discussion

Overall Rezoning Request Background

The applicant is seeking to rezone 11 tracts of land totaling 17.9 acres within the Corporate Lake development. The intent of the rezoning actions is to correct instances of split-zoning and to simplify the zoning on the applicant's property. The majority of the tracts are proposed to be consolidated into M-N zoning and removed from PD (Planned District) zoning. Of the 11 total tracts, 7 are proposed to be rezoned to M-N, 2 to M-C, and 2 to R-MF. It should be noted that Tract 11 was originally proposed to be rezoned to M-C; however, has been amended to be considered as M-N following the Commission's public hearing.

This case was presented to the Planning Commission as a single request with four (4) separate zoning recommendations. However, in preparing for Council action the Law Department requested that individual ordinances be prepared for each group of tracts seeking similar zoning. Given that Tract 11 was proposed to be zoned M-C, but has since been amended a separate report for Council's consideration has been prepared. As such, there will be four individual Council reports associated with this single case number.

To assist in providing clarity as to the tracts which are the focus of each Council report, the attached "Rezoning Locator Maps" have been included to highlight the tracts. Also attached to this report is a "Rezoning Exhibit" which identifies each of the tracts to be rezoned with the tract's current and proposed zoning. Areas shown as "Hatched" on the map are included within the boundary of the subject tracts, but are not included within the area that would be rezoned.

Tract Specific Rezoning Considerations

The majority of Tracts 5 through 10 are zoned PD (Planned District), with the exception of Tract 8 which is zoned M-OF (Mixed-Use Office) and encumbered almost entirely by a regional stormwater detention facility commonly known as "Swan Lake". The applicant is requesting M-N zoning for the tracts given such zoning is generally consistent with the uses allowed and dimensional standards applicable to the existing development in the PD zoned



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areas. For those tracts that are partially or fully undeveloped, the current requirements of the UDC (i.e. neighborhood protections, landscaping and screening, and parking) would be required to be met following the rezoning. It should be noted that Tracts 6 & 7 are fully developed at this time.

While Tract 8 is sought to be rezoned to M-N, given its encumbered status with the regional stormwater feature its future redevelopment is unlikely and such action is viewed as having limited impact on the surrounding land use conditions. Furthermore, the remaining undeveloped portion of Tract 8, generally south of the lake, is already zoned M-C, and is not to be rezoned as a part of this request.

The Planning & Zoning Commission considered this rezoning at their September 9, 2021 meeting. Staff presented their report on the request, and Commissioners made a motion in favor of approving the requested M-N zoning. The motion passed unanimously (8-0).

A copy of the Planning and Zoning Commission staff report, locator maps, rezoning locator maps, rezoning exhibit, public correspondence, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated.

Long-Term Impact: None anticipated.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Economic Development, Tertiary Impact: Mobility, Connectivity, and Accessibility

Legislative History

Date	Action
02/15/10	Ord. 020550 – Approved C-P zoning on Tract 7
03/06/00	Ord. 016372 – Approved C-P zoning on Tract 6
03/22/90	Approved Final C-P Development Plan for Tracts 5 & 10

Suggested Council Action

Approve the rezoning of Tracts 5, 6, 7, 8, 9, & 10 from PD and M-OF to M-N as recommended by the Planning and Zoning Commission.