

**AGENDA REPORT**  
**PLANNING AND ZONING COMMISSION MEETING**  
**January 7, 2016**

**SUMMARY**

A request by Paris Road Properties, Inc. (owner) for a three-lot preliminary plat of C-2 (Central Business), C-3 (General Business), and M-1 (General Industrial) zoned land, to be known as "Paris Road Village - Plat No. 2." The 6.195-acre subject site is located on the east side of Paris Road, approximately 400 feet south of Vandiver Drive. (Case 16-36)

**DISCUSSION**

The applicant is requesting a three-lot preliminary plat of property zoned a mixture of C-2, M-1, and C-3. The proposed public street would extend approximately 300 feet into the subject site to provide a consolidated point of access to all three lots. Sidewalks are shown along both sides of the new street.

C-2 zoning on a majority of the subject site may present challenges to future development of the property. The C-2 district, which is designed to nurture a compact and highly walkable central business district environment, was applied to this and a handful of other properties outside the downtown area in the 1960s. While the C-2 district has no setback requirement and offers a wider range of commercial uses than other commercial designations, new buildings in this district must have a minimum of two stories, and a conditional use permit is required for surface parking lots. This issue will be addressed further with pending changes to the development regulations.

The north side of the site is encumbered by a 100-foot wide electric easement, which renders the C-3 and M-1 zoned portions undevelopable.

The proposed plat meets all applicable City development regulations.

**RECOMMENDATION**

Approval of the proposed preliminary plat

**ATTACHMENTS**

- Location maps
- Preliminary plat

**SITE HISTORY**

<b>Annexation Date</b>	1962
<b>Existing Zoning District(s)</b>	C-2 (Central Business District), C-3 (General Business District), and M-1 (General Industrial District)
<b>Land Use Plan Designation</b>	Commercial District
<b>Subdivision/Legal Lot Status</b>	Lot 5 of Administrative Plat 2 of Lot 1, Paris Road Village Subdivision

**SITE CHARACTERISTICS**

<b>Area (acres)</b>	6.2 acres
<b>Topography</b>	Relatively flat
<b>Vegetation/Landscaping</b>	Grass and a few trees
<b>Watershed/Drainage</b>	Hinkson Creek
<b>Existing structures</b>	Single-family home

**SURROUNDING LAND USES**

<b>Orientation from site</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	M-1	Storage units
<b>South</b>	C-2	Medical, social service, & assisted living facilities
<b>East</b>	C-2	Assisted living facility
<b>West</b>	C-2	Auto-oriented commercial

**UTILITIES & SERVICES**

All City services are available to the site.

**ACCESS**

<b>Paris Road</b>	West side of site
<b>Major Roadway Plan</b>	Major Arterial Street
<b>ROW Needed</b>	50ft ½ width is in place
<b>CIP Projects</b>	None
<b>Sidewalk</b>	5-foot wide sidewalk in place

**PARKS & RECREATION**

<b>Neighborhood Parks</b>	Albert-Oakland Park is approximately ⅓ mile to north & west
<b>Trails Plan</b>	N/A
<b>Bicycle/Pedestrian Plan</b>	N/A

**PUBLIC NOTIFICATION**

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on December 15, 2015.

<b>Public Information Meeting Recap</b>	Number of attendees: One (the applicant) Comments/concerns: None
<b>Neighborhood Association(s) Notified</b>	White Gate
<b>Correspondence Received</b>	None as of this writing

Report prepared by Steve MacIntyre; approved by Patrick Zenner