



AGENDA MEMORANDUM
for the City Council Meeting of April 24, 2012

DATE: 3/29/2012

TO: Ronald L. Olson, City Manager

FROM: Mark Van Vleck, Interim Director, Department of Development Services
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(361) 826-3246

SPECIAL PERMIT TIME EXTENSION
The NRP Group (Case No. 0311-02)
Special Permit Time Extension for a 120-unit multifamily residential complex
Property Address: 2725 Leopard Street

CAPTION:

SPECIAL PERMIT TIME EXTENSION

Case No. 0311-02: The NRP Group: The applicant is requesting that Zoning Ordinance 029044 be amended by adding a twenty-four (24) month time extension for a previously granted Special Permit.

Planning Commission and Staff Recommendation (March 14, 2012): Approval of the requested Special Permit time extension for an additional twenty-four (24) months.

BACKGROUND AND FINDINGS:

The property was rezoned to "I-3/SP" Heavy Industrial District with a Special Permit to allow for a 120-unit multifamily residential complex. The Special Permit is set to expire on October 26, 2012.

While the property is designated with Light Industrial future land use, it is more beneficial to the community to increase a residential opportunity in this area.

A multi-family development will serve to attract more retail and commercial uses to an area that has few current economic opportunities. The expansion in this area will aid in the reduction of economic blight.

ALTERNATIVES: Denial of the requested Special Permit time extension.

OTHER CONSIDERATIONS: N/A

CONFORMITY TO CITY POLICY:

The subject property is located in the Westside Area Development Plan (ADP) and is planned for a light industrial use. The change of zoning to the "B-5" Primary Business District is not consistent with the Westside ADP or the adopted Future Land Use Map. However, the Comprehensive Plan and the Westside ADP recommend expanding some uses in order to increase the desirability of neighborhoods. The placement of new housing opportunities in this area would increase the area's desirability and would potentially draw more development to a blighted area. Encouragement of economic development is a main tenet of the

Comprehensive Plan and is expressed through various statements surrounding residential expansion, innovation, and affordability.

EMERGENCY / NON-EMERGENCY: Emergency

DEPARTMENTAL CLEARANCES: N/A

FINANCIAL IMPACT: N/A

Fiscal Year: 2011-2012	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

RECOMMENDATION:

Planning Commission and Staff Recommendation (March 14, 2012): Approval of the requested Special Permit time extension for an additional twenty-four (24) months.

LIST OF SUPPORTING DOCUMENTS:

- Zoning Report
- Ordinance

Approvals: Deborah Brown, Assistant City Attorney
Eddie Houlihan, Assistant Director of Management and Budget
Toby Futrell, Interim Assistant City Manager