



AGENDA MEMORANDUM

Public Hearing/First Reading Ordinance for the City Council Meeting 6/25/2019
Second Reading Ordinance for the City Council Meeting 7/16/2019

DATE: May 7, 2019
TO: Peter Zaroni, City Manager
FROM: Nina Nixon-Mendez, FAICP, Director,
Development Services Department
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Ordinance rezoning a property at or near 3030 McKinzie Road

CAPTION:

Zoning Case No. 0519-02 Rick's Homes, LLC. (Council District 1)
Ordinance rezoning property at or near 3030 McKinzie Road from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District (Tract 1) and "RS-4.5" Single-Family 4.5 District (Tract 2).

PURPOSE:

The purpose of this item is to allow for the construction of a commercial property and single-family homes.

BACKGROUND AND FINDINGS:

The subject property is 9.10 acres in size. The owner is proposing the construction of a commercial property and single-family homes.

ALTERNATIVES:

1. Deny the request of "CN-1" Neighborhood Commercial District (Tract 1) and "RS-4.5" Single-Family 4.5 District (Tract 2).

OTHER CONSIDERATIONS:

None.

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for low density residential uses. The proposed rezoning to the "CN-1" Neighborhood Commercial District and the "RS-4.5" Single-Family 4.5 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the

Future Land Use Map.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital x Not applicable

Fiscal Year: 2018-2019	Current Year	Future Years	TOTALS
Line Item Budget			
Encumbered / Expended Amount			
This item			
BALANCE			

Funding Detail:

Fund: N/A
Organization/Activity: N/A
Mission Element: N/A
Project #: N/A
Account: N/A

RECOMMENDATION:

Planning Commission and Staff Recommendation (May 1, 2019):

Approval of the change of zoning from the "RS-6" Single-Family District to the "CN-1" Neighborhood Commercial District (Tract 1) and "RS-4.5" Single-Family 4.5 District (Tract 2).

Vote Results:

For: 5
Opposed: 0
Absent: 1
Abstained: 1

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report