



## **AGENDA MEMORANDUM**

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

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**DATE:** May 16, 2019

**TO:** Peter Zaroni, City Manager

**FROM:** Nina Nixon-Mendez, FAICP, Director,  
Development Services Department  
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<b>Ordinance rezoning a property at or near 509 South Carancahua Street</b>
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### **CAPTION:**

Zoning Case No. 0319-04 Advanced Housing Alternatives Corporation (Council District 1) Ordinance rezoning a property at or near 509 South Carancahua Street from the "ON" Neighborhood Office District and the "RM-1" Multifamily 1 District to the "CR-2" Resort Commercial District. Planning Commission and Staff recommended Denial of the requested zoning change and Approval of zoning change to "ON/SP" Neighborhood Office District with a Special Permit.

### **PURPOSE:**

The purpose of this item is to allow for the construction of a senior living development.

### **BACKGROUND AND FINDINGS:**

The subject property is 1.06 acres in size. The owner is proposing the construction of a senior living development.

### **ALTERNATIVES:**

1. Deny the request of "CR-2" Resort Commercial District.
2. Denial of the change of zoning from the "ON" Neighborhood Office District and "RM-1" Multifamily 1 District to the "CR-2" Resort Commercial District, in lieu thereof, approval of the "ON/SP" Neighborhood Office District with a Special Permit (SP) with conditions.
3. Approval of the request of the "CR-2" Resort Commercial District (3/4 Vote Required).

### **OTHER CONSIDERATIONS:**

None.

### **CONFORMITY TO CITY POLICY:**

The subject property is located within the boundaries of the Downtown Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "CR-2" Resort Commercial District is inconsistent with the adopted Comprehensive Plan (Plan CC).

**EMERGENCY / NON-EMERGENCY:**

Non-Emergency

**DEPARTMENTAL CLEARANCES:**

Legal and Planning Commission

**FINANCIAL IMPACT:**

☐ Operating      ☐ Revenue      ☐ Capital      ☒ Not applicable

<b>Fiscal Year: 2018-2019</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
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 15, 2019):

Denial of the change of zoning from the "ON" Neighborhood Office District and "RM-1" Multifamily 1 District to the "CR-2" Resort Commercial District, in lieu thereof, approval of the "ON/SP" Neighborhood Office District with a Special Permit (SP) with conditions.

Vote Results:

For: 6  
Opposed: 0  
Absent: 3  
Abstained: 0

**LIST OF SUPPORTING DOCUMENTS:**

Ordinance  
Presentation - Aerial Map  
Planning Commission Final Report