

RESULTS SHEET

Date: 07/08/2025

Case No./Name: PLZ 2025-030 The Harcourt (Rezone)

A. STIPULATIONS AND RECOMMENDATIONS

Staff recommends **APPROVAL** for rezoning the property from (O-2) Office District And (LR-2) Local Retail District to a (PD) Planned Development rezoning the base zoning to (MF-18) Multifamily Residential District and (LR-2) Local Retail District to allow multifamily, retail, and a gas station, establish development standards and provide conceptual plans with the following stipulations:

1. Approval of the Future Land Use Map amendment, changing the land use designations from Office – Medium Intensity and Commercial – Low Intensity to Multi-Family Residential and Commercial - Medium Intensity, is required before allowing the proposed zoning in order to be consistent with the Comprehensive Plan.
2. Permitted Uses

Tract 1 – West

Permitted uses shall be all principal and accessory uses which are allowed by right in the (MF-18) Multi-Family District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (MF-18) Multi-Family District and the Comprehensive Zoning Ordinance, as amended.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (MF-18) Multi-Family District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI. and XXXI. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

Tract 2 – East

Permitted uses shall be all principal and accessory uses which are allowed by right in the (LR-2) Local Retail District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (LR-2) Local Retail District and the Comprehensive Zoning Ordinance, as amended.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (LR-2) Local Retail District, in accordance with Article V. of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI. and XXXI. of the

Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

Additional Permitted Use: Gas station

3. The design and development shall be in general accordance with the Overall Conceptual Site Plan, Landscape Plans, Façade Plans and Building Scaling. If there is a conflict between the text of these standards and Plans, the text controls.
4. Development shall take place in accordance with the development standards established below:
 - a) Minimum depth of front yard –
 - 1) Multifamily building and multifamily leasing office abutting a public street right-of-way shall be 20 feet
 - 2) Parking garage abutting a public street right-of-way shall be 40 feet
 - 3) Minimum setback for all other uses shall be 20 feet
 - b) Maximum number of multifamily units shall be 763
 - c) Maximum Multifamily Density shall be 38 units per acre
 - d) Maximum Multifamily Building Height shall be 60 feet
 - e) Maximum Building Coverage shall be 80 percent
 - f) The following multifamily amenities shall be provided:
 - 1) Pool courtyards with seating and grilling areas
 - 2) Lounge entry lobby with mail
 - 3) Club room
 - 4) Fitness center
 - 5) Park with seating areas
 - 6) Dog Park
5. General Provisions:
 - a) The minimum clearance for the fire lane and mutual access easement through the parking garage shall be 14 feet in height or as required by the Fire Marshal, if applicable.
 - b) At each driveway and sidewalk intersection, driveways must be clearly marked by colored concrete, patterned, or stamped or brick pavers for pedestrian crossing and as provided on the conceptual plan exhibits.
 - c) All waste receptacles shall be adequately located to ensure maneuverability of servicing, per the General Design Guidelines. All waste receptacles, including toters, shall be screened from streets.

B. P&Z ACTION from P&Z meeting: 06/05/25:

Result: APPROVAL /Vote: 7-0 (Foster and Doyle absent)

C. CC PUBLIC HEARING / ORDINANCE ACTION from CC meeting: 07/08/25:

Result: /Vote: