

## Legislation Text

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**CC MEETING:** May 3, 2016

**DATE:** April 22, 2016

**TO:** Leonard Martin, City Manager

**FROM:** Michael McCauley, Senior Planner

Hold A Public Hearing And Consider An **Ordinance Amending The Zoning On An Approximately 15.5-Acre Tract Located At The Southeast Corner Of Parker Road And Dozier Road To Repeal Planned Development District 170 (PD-170) In Its Entirety And To Amend Planned Development District 179 (PD-179) To Encompass The Area Of PD-170 To Allow For Single-Family Residential Development With Modified Development Standards; And Amending The Official Zoning Map Accordingly. Case No. 02-16Z1 Parker At Dozier (Zoning). Case Coordinator: Michael McCauley.**

**BACKGROUND:**

This is a request to change the zoning on two tracts from two planned development districts (PD-170 and PD-179) for the (LR-1) Local Retail and (O-4) Office Districts to a planned development district for the (SF-5/12) and (SF-PH) Single-Family Residential Districts. To accomplish this, PD-170 will be repealed in its entirety and PD-179 will be modified to include the entire area.

A companion case to amend the Comprehensive Plan for the subject tracts is also on this agenda (Case No. 02-16MD1 Parker at Dozier - Comp Plan).

**STAFF RECOMMENDATION/ACTION DESIRED:**

On March 3, 2016 the Planning & Zoning Commission recommended **APPROVAL** of Single-Family Residential District on the subject site with all the elements contained in the case report. The attached ordinance reflects the action of the Commission. Although no public opposition has been received, the action by the Commission was not unanimous. Therefore, this item is being placed on the Public Hearing - Individual Consideration portion of the agenda.