

ZONING CASE: Z2006-157

City Council District No. 2

Requested Zoning Change

From "C-2,C-3,R-4,R-5,MF-33"

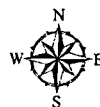
To "UD"

Date: June 20 & 29, 2006

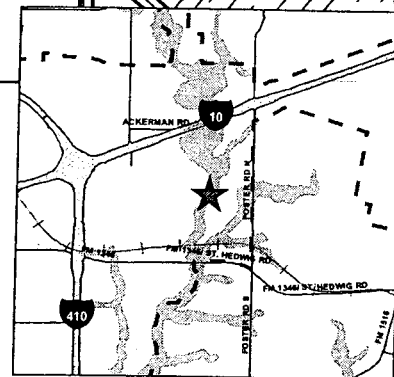
Scale: 1" = 1100'

Subject Property

200' Notification



C:\June_6_2006



CASE NO: Z2006157

Staff and Zoning Commission Recommendation - City Council

Date: June 29, 2006

Zoning Commission Meeting Date: June 20, 2006

Council District: 2

Ferguson Map: 619

Applicant:

Owner

Kaufman & Associates, Inc.

Rosillo Creek Development, Ltd.

Zoning Request: From "C-3" General Commercial District, "C-2" Commercial District, "R-5" Residential Single Family District and "MF-33" Multi Family District to "UD" Urban District

679.722 acres out of NCB 5098

Property Location: Southwest corner of IH 10 and Foster Road

Proposal: To allow development of a mixed use project.

Neighborhood Association:

Neighborhood Plan: IH 10 East Corridor

Traffic Impact Analysis:

A Traffic Impact Analysis is not required, TIA # 20040439 has been submitted and reviewed

Staff Recommendation:

Consistent.

The IH-10 East Corridor Plan designates this area as mixed use and a potential Tax Increment Financing project.

Approval. The subject property was rezoned to the current zoning December 9, 2004. The IH-10 East Corridor Plan also was amended at City Council December 9, 2004 to expand the mixed-use area. The proposed UD is an appropriate zoning district, which will provide flexibility in the development of the property. The UD district will allow the single-family, multi-family and commercial uses utilizing a form-based code.

Zoning Commission Recommendation:

VOTE

FOR 0

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Richard A. Ramirez 207-5018

Neighborhood and Urban Design Division Zoning Case Review

Zoning Case No.: Z2006157

Existing Zoning: R-4, R-5, C-2, C-3

Requested Zoning: UD

Registered Neighborhood Association(s):

Neighborhood/Community/Perimeter Plan:
IH10 E. Corridor

Future Land Use for the site:
Mixed Use – allows for a variety of uses (residential, office, retail)

Other Comments:

The plan designated this area adjacent to Rosillo Creek as mixed use and a potential Tax Increment Financing project. The purpose of the mixed use development is to provide a variety of housing options (p. 31). The plan was amended by City Council on December 9, 2004 in PA04030 to expand the mixed use area to accommodate the proposed development. UD is an appropriate zoning district as it provides for a mix of single family, multi-family and commercial uses utilizing a form-based code.

Analysis:

☒ Request conforms to Land Use Plan

☐ Request does not conform to Land Use Plan

Staff Recommendation:

☒ Approval

☐ Denial

☐ Alternate Recommendation

Reviewer: Nina Nixon-Mendez

Title: Planning Manager

Date: 6/15/06

Z2006157

This case is scheduled to be heard before Zoning Commission on June 20, 2006, therefore no minutes are available at this time.