



Legislation Text

File #: ORD-3618, Version: 1

Conduct a public hearing and consider adopting Ordinance No. 3618 for a request to rezone approximately 7.4 acres of land located generally at the northwest corner of Valley View Lane and Keenan Bridge Road, from Planned Development District No. 88 (PD-88) to Planned Development District No. 77 (PD-77); and take appropriate action.

BACKGROUND:

The applicant, Graham Mortgage Corporation, is requesting to rezone approximately 7.4 acres of land located generally at the northwest corner of Valley View Lane and Keenan Bridge Road, from Planned Development District No. 88 (PD-88) to Planned Development District No. 77 (PD-77). The subject property is currently vacant. The applicant would like to develop a parking lot on this property to serve the existing office building located across Keenan Bridge Road to the east. PD-77 zoning district allows parking lot as a primary land use which the current PD-88 zoning district does not allow. The subject property, once developed, will have 615 parking spaces, adding significantly to the existing parking for the adjacent office building. As per the applicant, this additional parking will make the existing office building more attractive and marketable to potential future tenants.

RECOMMENDATION:

On November 18, 2019 the Planning and Zoning Commission considered this request and unanimously recommended approval of the Zoning request and associated Conceptual Site Plan, as presented in Ordinance No. 3618.

ACTIONS:

1. Motion to adopt Ordinance No. 3618.
2. Motion to adopt Ordinance No. 3618 with the following modifications...
3. Motion to deny Ordinance No. 3618.
4. Motion to continue discussion at the next meeting.

ATTACHMENTS:

1. Aerial Map
2. Location Map
3. Information Memorandum
4. Ordinance No. 3618
5. Colored Landscape Plan (Information purposes only)
6. Current Planned Development District No. 77 (PD-77) Ordinance
7. Site Photographs
8. November 18, 2019 Planning and Zoning Commission Meeting Minutes (Draft) (excerpt - items A.1 and D.3)
9. Letter of Support
10. Staff Presentation (Draft)