



Legislation Text

File #: 18-252, **Version:** 1

Discussion and presentation regarding potential city-initiated zoning amendments related to Planned Development (PD) districts within the IH-35 corridor

BACKGROUND:

Following direction received from City Council, staff has conducted a review of PD-24, PD-25, PD-32, PD-70, PD-86, and PD-97, all Planned Development (PD) zoning districts located within the IH-35 corridor. The purpose of this review has been to identify uses that are not in keeping with the anticipated longer term vision for the corridor based on feedback received from Council related to a market study conducted earlier in 2018 for the corridor.

Additionally, given Council's concern regarding the time consideration needed for conducting a long range vision study (funded FY18-19), Council directed staff to conduct interim zoning amendments prior to initiating the Corridor Vision Study.

DISCUSSION:

The purpose of this agenda item is for staff to present its recommendations and obtain feedback and further direction from the City Council prior to moving forward with potential zoning amendments.

The attached staff report provides an analysis related to existing long range planning policies related to the IH-35 corridor, the anticipated vision for the corridor, and potential amendments to four of the six PD zoning districts located within the corridor.

This item was brought forth to the Planning and Zoning Commission on November 12, 2018. The Commission concurred with the recommendations proposed by staff. Additionally, the Commission requested the following information be prepared at the time of the zoning amendments: a map showing existing uses; and a summary of uses and properties that would become non-conforming as a result of the zoning amendments proposed for each district. Subsequent to the discussion with the Commission and based on further review, staff has modified the lists of proposed prohibited uses to include all auto related uses that are intensive or require outdoor storage on both the east and the west sides of the IH-35 corridor.

RECOMMENDATION:

Staff recommends City Council provide direction regarding the proposed zoning amendments.

ACTIONS:

No action required.

ATTACHMENTS:

1. Staff Report
2. Attachment A - IH-35 PD Districts Map
3. Attachment B - Summary of Uses Table
4. Staff Presentation

