



Legislation Text

File #: ORD-3553, Version: 1

Conduct a public hearing and consider adopting Ordinance No. 3553 for a request for a Zoning change for two lots: an approximate 19.51-acre lot located on the south side of the future extension of Mercer Parkway, 420 feet east of Commerce Street, changing from Commerce District to Mid-Density Residential District within Planned Development District No. 88 (PD-88); and an approximate 7.14-acre lot located at the southwest corner of Wittington Place and Senlac Drive, changing from Office-1 District to Mid-Density Residential District within Planned Development District No. 88 (PD-88); including amending the Planned Development District No. 88 (PD-88) Regulating Plan; and take appropriate action.

BACKGROUND:

The applicant, Billingsley Company, is proposing to rezone two lots, consisting of approximately 19.51 acres and 7.14 acres respectively, in order to continue the development of The Brickyard community, a multi-family residential development. The lots will be developed as Phase 6 and Phase 7 of The Brickyard and will contain approximately 768 dwelling units total. The Mid-Density Residential District within Planned Development District No. 88 (PD-88) is specifically designed to allow and provide for higher density multi-family residential development. This request includes Special Exceptions and modifications to the PD-88 Regulating Plan that are incorporated within the requested zoning change.

RECOMMENDATION:

On January 14, 2019, the Planning and Zoning Commission voted unanimously to recommend approval of the Zoning request, including the requested Special Exceptions, as presented in Ordinance No. 3553.

ACTIONS:

1. Motion to adopt Ordinance No. 3553.
2. Motion to adopt Ordinance No. 3553, with the following modifications ...
3. Motion to deny Ordinance No. 3553.
4. Motion to continue discussion at the next meeting.

ATTACHMENTS:

1. Aerial Map
2. Location Map
3. Information Memorandum
4. Ordinance No. 3553 (includes Conceptual Site Plan and PD-88 Regulating Plan)
5. Colored Conceptual Site Plan, for information purpose only
6. Colored Conceptual Building Elevations, for information purpose only
7. Existing PD-88 Regulating Plan
8. Site Photographs
9. Response Letters Received in Favor
10. Planning and Zoning Commission Meeting Minutes, January 14, 2019 (excerpt)
11. Staff Presentation (Draft)
12. Applicant Presentation