



Legislation Text

File #: ORD-3560, Version: 1

Conduct a public hearing and consider adopting Ordinance No. 3560 amending Planned Development No. 97 (PD-97) as it relates to amending the allowable uses within the zoning district, approximately 72.69 acres generally located on the west side of IH-35 and south of Springlake Road; and rezone an approximately 6 acre tract known as Morgan Parkway extending eastward from the Chicago, Rock Island, and Pacific Railroad to the Southbound Stemmons Service Road from Planned Development No. 88 (PD-88) to Planned Development No. 97 (PD-97); and take appropriate action

BACKGROUND:

This is a city-initiated zoning amendment to Planned Development No. 97 (PD-97) as it relates to allowable uses within the district. Proposed amendments are based on City Council direction to prohibit uses within the Interstate 35 (IH-35) corridor that are not in keeping with the anticipated longer term vision for the corridor. Additionally, this application also includes a request to rezone an approximately 6 acre tract of land known as Morgan Parkway extending eastward from the Chicago Rock Island, and Pacific Railroad to the Southbound Stemmons Service Rd. from Planned Development No. 88 (PD-88) to Planned Development No. 97 (PD-97).

Staff has reviewed PD-97 along with the other Planned Development Districts within the IH-35 corridor (PD-24, PD-25, PD-70, PD-86, and PD-32), based on Council direction, existing land use policy, existing development form, and the anticipated future vision for the corridor.

Staff is recommending that a list of uses be prohibited within PD-97. Uses that are proposed to be added to the prohibited list include those that are motor vehicle related or are of a level of intensity that is not in keeping with the direction provided. If approved, PD-97 will be brought into closer alignment with Council direction and the West Side Plan.

This zoning request is being brought forward concurrent with proposed amendments to PD-24 and PD-25, of which all are located along the west side of the IH-35 corridor.

RECOMMENDATION:

On February 11, 2019, the Planning and Zoning Commission voted unanimously to recommend approval of the Zoning change as presented in Ordinance No. 3560.

ACTIONS:

1. Motion to adopt Ordinance No. 3560.
2. Motion to adopt Ordinance No. 3560 with the following modifications ...
3. Motion to deny Ordinance No. 3560.
4. Motion to continue discussion at the next meeting.

ATTACHMENTS:

1. Aerial Map
2. Location Map
3. Information Memorandum
4. Ordinance No. 3560
5. Land Use Map
6. Staff Presentation
7. Planning and Zoning Commission Meeting Minutes, February 11, 2019 (excerpt)