

Applicant is seeking the change in the Comprehensive Plan in an effort to modify the zoning on the property. A rezoning and PUD application were submitted in conjunction with this application and will be heard by the Planning Commission on January 23, 2019. The development concept describes the proposed development as a mixed-use with a variety of housing types including an area of private, gated streets, larger estate lots, and alley-loaded homes. The northwest corner of the property, the area being requested as Level 4 of the Comprehensive Plan, is proposed as a community market area for the residents of the neighborhood and the public.

In the draft PUD that has been submitted, the property is divided into two areas, Development Area A (northwest corner of the property) is proposed as the commercial area and Development Area B (the remaining property) is proposed as the residential area with a maximum of 250 lots.

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Development Guide	Zoning	Land Use
North	Public/Semi-Public	A-1	Wolf Creek Elementary School and Oliver Middle School
East	Level 2	RS-3 and A-1	Single-Family Residential
South	Public/Semi-Public	A-1	Undeveloped
West	Level 3	A-1	Undeveloped

According to FEMA maps, none of the property is located in a 100-year floodplain area.

- Attachments:** Case map
Aerial photo
Comprehensive Plan
Draft PUD

Recommendation:

Based on the Comprehensive Plan, the location of the property, the draft PUD that was submitted, and the surrounding land uses, Staff recommends that BACP-167 be approved, subject to the property being platted and a PUD being approved that is similar in context to the draft PUD submitted with BACP-167.

Reviewed By: Jill Ferenc

Approved By: Larry R. Curtis

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