

February Zoning Meeting 2/7/18
Call to order

All Committee Members Present

Review of application worksheet

There was one application up for vote. The application is the rezoning of the land (5.5 acres next to Johnny's Tavern) on the North side of Trabue Road. You might remember that this is the land that is planned to be developed into a Commercial Planning District (CPD). The CPD does not have defined development plans yet but the rezoning does give some restrictions with what can and cannot be built in that space (excludes the "dirty 30" businesses). The text in the application is requesting a maximum height of 60 ft and a density of 35,000 sq ft/acre. Preferred Living did not present any specific site plans and they are not required to for the purpose of the application. They did say that they were committing to be involved in the development process since their apartment property is next door.

The zoning committee discussed a number of concerns including scale and density of the buildings and the traffic impact. Rob proposed modifications to the application:

1. limit the height of the building to 35 ft (2 story house or taller single story retail building) and a density of 20,000 sq ft/acre (which would conform to the Neighborhood density in the Trabue Roberts Area Plan)
2. additional cell/communication towers would be prohibited
3. Preferred would have to complete anything requested by the City Staff.

The committee voted 4-1 for approval with these amendments.

Jared Smith from Preferred said that he would talk to Preferred about these modifications but they are not guaranteed.

Meeting Adjourned