

TO: City Plan Board

Item Number: 6

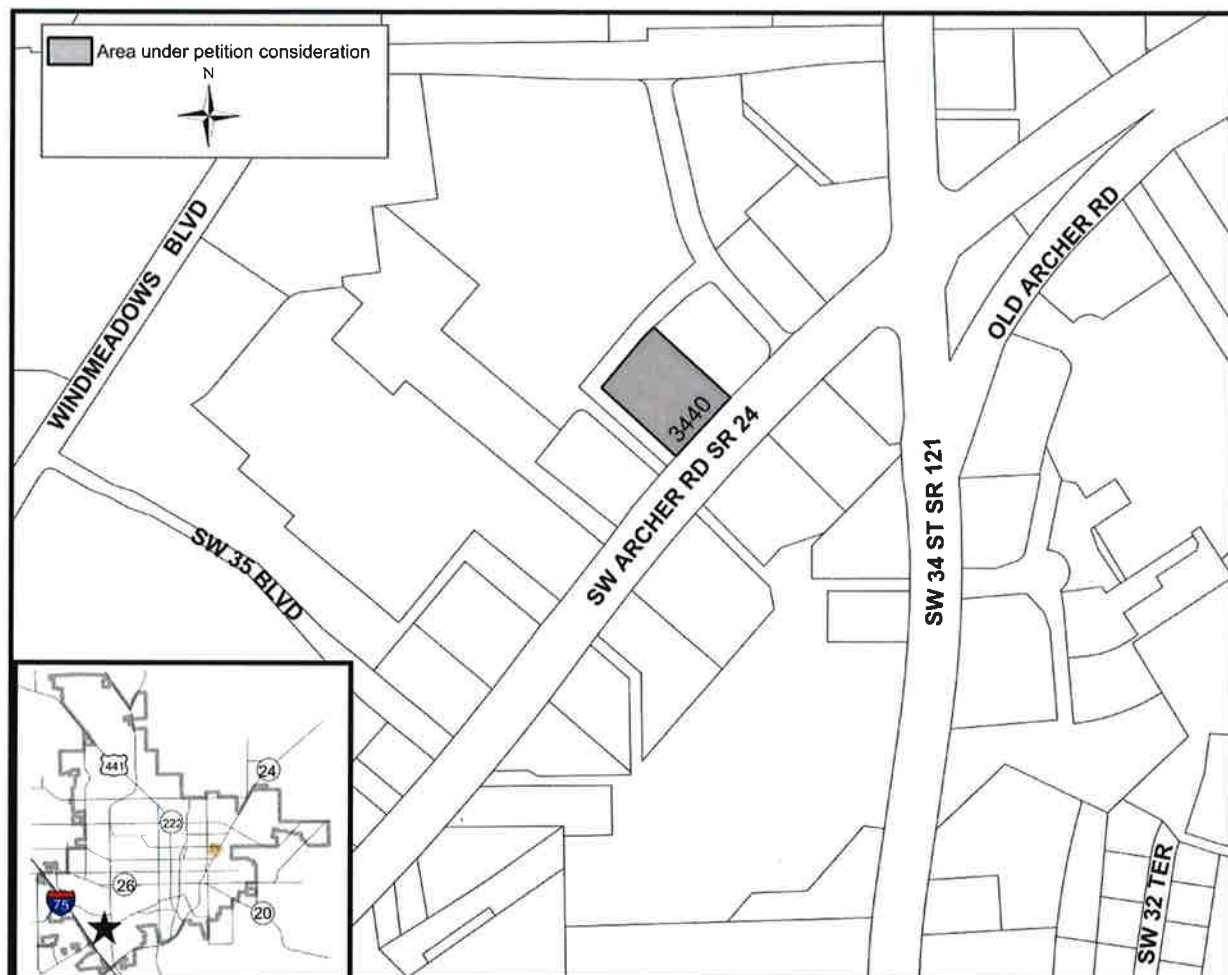
FROM: Planning & Development Services Department Staff

DATE: October 22, 2015

SUBJECT: Petition PB-15-93 ZON. Causseaux, Hewett, & Walpole, Inc., agent for S. Clark Butler Properties Land Trust. Rezone property from General business district (BUS) to Planned Development District (PD). Located at 3440 SW Archer Road. Related to PB-15-91 LUC and PB-15-102 CPA.

Recommendation

Staff recommends approval of Petition PB-15-93 ZON.



Description

This petition proposes to rezone property from General business district (BUS) to Planned Development District (PD). The subject property is located at 3440 SW Archer Road and the two related petitions are Petition PB-15-91 LUC and PB-15-102 CPA.

The property (Olive Garden Restaurant) is a developed parcel and was purchased with the intent to include it in the Planned Use District (PD) owned by S. Clark Butler Properties Land Trust. The current zoning is General business district (BUS) (Exhibit C-1).

See Exhibit B-1 for the aerial photograph map, the existing and proposed zoning maps.

Consistency with the Comprehensive Plan

The proposed zoning change from General business district (BUS) and include it in Subarea 1 of the Planned Development District (PD) is consistent with the Comprehensive Plan, Policy 4.3.6. (Exhibit A-1)

“This policy shall regulate the Planned Use District (PUD) known as the “Butler Development.” The Butler Development PUD, including its division into four (4) subareas, is depicted on the map titled “Butler Development PUD Future Land Use Overlay” in the Future Land Use Map Series located in this element. The properties within the Butler Development PUD have underlying future land use categories as shown on the map titled “Butler Development Underlying Future Land Use” in the Future Land Use Map Series located in this element.”

Transportation

Given that the property is currently developed, there will not be additional impact to the roadway network associated with the proposed rezoning of this property.

Environmental Impacts and Constraints

This petition is limited to rezoning a developed property and has no environmental impacts.

Respectfully submitted,



Planning Manager



Prepared by: D. Henrichs
Planner

List of Exhibits

Exhibit A-1: Comprehensive Plan, Policy 4.3.6. - Policy that shall regulate the Planned Use District (PUD) known as the “Butler Development.”

Exhibit B-1: Aerial Photograph Map, Existing Zoning Map and Proposed Zoning Map

Exhibit C-1: General business district (BUS)

Exhibit D-1: Neighborhood Meeting

Exhibit E-1: Application