

## Legislation Text

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**File #: 22-6068, Version: 1**

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Conduct a public hearing and consider an ordinance for Zoning Application No. Z0322-0238 submitted by Ted Murday, Langan Engineering and Environmental Services, Inc., on behalf of Leon Capital Group for a Zoning Change to amend Planned Development - Industrial Ordinance No. 4753 by adding two parcels to the approved Planned Development to allow an industrial business park on approximately 48.356 acres subject to certain stipulations, thereby approving a change of zoning from R-3, Single Family Residential, to Planned Development - Industrial, located at 380 State Highway 352 and from R-1, Single Family Residential, to Planned Development - Industrial, located at 180 Long Creek Road and incorporating the following properties into the Planned Development: 300 East Main Street, 1500 McLead Drive, and 200, 270 and 300 Long Creek Road.

(No responses in favor and one in opposition to the application has been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends approval with certain stipulations.)

Most of the subject property was rezoned to Planned Development - Industrial in 2020. That project, consisting of five proposed buildings never occurred. The applicant for this case proposes two buildings within the PD. A third building would be built on adjacent property in the Town of Sunnyvale. The proposed amendment changes the concept plan, adds two small parcels to the PD and keeps all of the stipulations approved in 2020 except for one. The current PD has a stipulation requiring improvements to McLead Drive However, the proposed development will not access McLead Drive so the applicant is requesting that stipulation be removed.

On May 23, 2022, the Planning and Zoning Commission voted unanimously to approve Application No. Z0322-0238, for a change in zoning to amend Planned Development - Industrial Ordinance No. 4753 by adding two parcels to the approved Planned Development to allow an industrial business park on approximately 48.356 acres subject to certain stipulations.

### **Recommended/Desired Action**

Following the public hearing, staff recommends approval of the ordinance.

### **Attachment(s)**

Staff report and maps

P&Z minutes

Ordinance

### **Drafter**

Jeff Armstrong

### **Head of Department**

Jeff Armstrong