

## Legislation Text

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**File #:** 17-2873, **Version:** 1

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Conduct a public hearing and consider possible action on Application No. Z0517-0005, submitted by Matthew Maly for Dunaway Associates, for a zoning change from R-1, Single-Family Residential, to GR, General Retail, on two undeveloped tracts comprising 11.556 acres, located on the southeast corner of Cartwright Road and Wilkinson Road.

(Eight responses in opposition to the application were received from property owners within the statutory notification area. The Planning and Zoning Commission recommends denial. The applicant filed a timely appeal on June 22, 2017. This item was postponed at the July 3, 2017, City Council meeting.)

On June 12, 2017, the Planning and Zoning Commission voted to recommend denial of Application No. Z0517-0005. The prospective owners intend to construct a grocery store on the property. If approved, the zoning change would allow the property to be used for any uses allowed by right in the General Retail zoning district classification.

Owners representing more than 20 percent of the land within the statutory notification area have registered their opposition to the request. A three-fourths majority (six votes) will be required to approve this application.

If the City Council decides to approve the application, staff will prepare an ordinance for consideration at the August 21, 2017, City Council meeting. The application does not conform to the Comprehensive Plan. A concurrency amendment is also on the agenda in the event Council decides approve the application.

Following the public hearing, the Planning and Zoning Commission recommends denial.

Case summary

Staff report & maps

Notification analysis and comments

P&Z minutes

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