

Legislation Text

File #: 18-3433, **Version:** 1

Conduct a public hearing and consider an ordinance for Application No. Z0218-0022, submitted by Ryan Dykstra on behalf of Vaquero Ventures, to amend Planned Development Ordinance No. 3872 to allow additional uses on the property located at 705 State Highway 352.

(One response in opposition to the application has been received from a property owner within the statutory notification area. The Planning and Zoning Commission recommends approval of the application with certain stipulations. This item was postponed at the April 16, 2018, City Council meeting.)

The property is currently vacant and adjacent to a parcel with an existing retail building. The applicant initially proposed construction of two retail buildings on the site. Since the last City Council meeting, the applicant has revised the concept plan and is now showing three lots, but development on only one of the lots. Additionally, the applicant has provided a revised request for additional permitted uses that would allow all General Retail uses with a few exceptions.

The attached ordinance is the same as provided to the Council at the April 16, 2018, meeting. Additional attachments are provided showing an alternative permitted use list and an alternative concept plan. If the Council would like to approve the alternatives, staff will develop a new ordinance and submit it for Council approval at the May 21, 2018, meeting.

On March 26, 2018, the Planning and Zoning Commission voted unanimously to approve Application No. Z0218-0022, to amend the Planned Development to allow additional permitted uses in the PD.

Recommended/Desired Action

After the public hearing, staff recommends approval of the proposed ordinance.

Attachment(s)

Case Summary
Staff report & maps
Alternative Permitted Uses
Alternative Concept Plan
P&Z minutes
Ordinance

Drafter

Jeff Armstrong

Head of Department

Jeff Armstrong