

Legislation Text

File #: 18-3840, **Version:** 1

Conduct a public hearing and consider possible action regarding Application No. Z0918-0065, submitted by AQM Rahman of Design Associates and Consultants, for a change of zoning from General Retail to Planned Development-General Retail to allow a minor reception facility and other uses permitted in the General Retail district, located at 4361 North Belt Line Road.

(One response in favor and none in opposition to the application have been received from property owners within the statutory notification area. The Planning and Zoning Commission recommends denial of the application.)

The property is a multi-tenant strip center with two buildings. One building has existed for many years and the second building was recently constructed. The applicant proposes a minor reception facility in one suite of the new building. In addition, the applicant proposes certain site improvements including additional landscaping, a small fountain and improvements to the side of the older building that faces Belt Line Road.

Based on the Comprehensive Plan and the intent of the General Retail zoning district, a reception facility is not an appropriate use on the property. Additionally, staff and the Planning and Zoning Commission have significant concerns about a lack of parking for the use.

On November 12, 2018, the Planning and Zoning Commission voted unanimously to deny Application No. Z0918-0065, for a rezoning from General Retail to Planned Development-General Retail. The applicant filed an appeal with the City Secretary on November 19, 2018.

Recommended/Desired Action

After the public hearing, staff recommends denial. If the Council approves the item, an ordinance will be prepared for consideration at the December 17, 2018, City Council meeting.

Attachment(s)

Case Summary
Staff report & maps
P&Z minutes

Drafter

Jeff Armstrong

Head of Department

Jeff Armstrong