

Meeting Date

August 11, 2020

Background

The subject property consists of +/- 1.135 acres on the east side of HWY 601 South, and south of US HWY 49 North. The property is a portion of parcel number 5539-94-4060 (3505 US Hwy 601 South). The majority of the parcel (62.03 acres) was annexed into the City limits on January 14, 1999. The property description in the 1999 annexation excluded the subject property from annexation and the reasoning is unknown to staff and the current property owner. The petitioner submitted a preliminary plat for the development of townhomes over the entire parcel. During the plan review process, the applicant was made aware that the subject 1.135 acres would need to be annexed prior to approval of the preliminary plat as shown. The subject property would account for approximately 9 of the 194 total townhomes. The majority of the parcel is zoned C-2 and at the time of plat submittal, townhomes were permitted by right in that zoning classification. If annexed, the applicant intends to pursue a zoning designation of C-2 to match the zoning on the majority of the parcel. Approximately 2.46 additional acres are split zoned RM-1 (Residential Medium Density), I-1 (Light Industrial), and a portion shown as "not yet zoned". Therefore, in addition to the 1.135 acres, a rezoning for the +/- 2.46 acres will need to be approved to complete the project as currently designed. The 2030 Land Use Plan designates the entirety of the parcel as a Mixed-Use Activity Center, for which C-2 (General Commercial) is a corresponding zoning classification. The Central Area Plan also designates the entire parcel as Mixed-Use area for which commercial zoning would be appropriate.