

The subject property is located within an Institutional Activity Center (IAC) Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-P zoning. The subject property is also located within the City's Urban Commercial Corridor Overlay District (UCCOD) which has special architectural and site design standards.

The details of the applicant's proposed Planned Development proposal are still in the design phase. However, in this design process the applicant is also contemplating the addition of one or more smaller light commercial uses, and also the possibility of increasing the overall residential unit density beyond that which is allowed under R-P zoning. Both of these scenarios under a Planned Development proposal would require at least some small measure of C-C zoning on the property to accommodate this range of uses.

Staff is generally supportive of the applicant's initial concept for the Planned Development thus far, and is supportive of adding the 2 acres of C-C zoning to the background mixture of zoning for the development. As configured, and under a regular "conventional development" scenario, this proposed 2 acres would not allow a very intensive (large) form of commercial development at this corner, which could otherwise be considered incompatible with the surrounding institutional and residential environments. However, as a small portion of the proposed overall development, it does add a lot of potential flexibility for the mixed-use proposal.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval of C-C zoning to the City Council.

No one spoke in favor or nor against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Wildes to recommend approval of the request as presented. Commissioner Hightower second. All in favor, no one opposed. Motion carried.

There being no other business, Chairperson Rountree adjourned the meeting at 6:40 p.m.

Vicki Rountree, Chairperson
Greater Lowndes Planning Commission

Date