

as a conventional townhouse-style apartment complex in the R-M portion (up to about 300 dwellings), as well as a single-family residential subdivision (19 lots) in the R-10 portion. The proposed overall development will be constructed in multiple phases, with the initial phases including 48 apartments and 19 single-family residences.

The subject property is located within both the Established Residential (ER) and Neighborhood Activity Center (NAC) Character Areas on the Future Development Map of the Comprehensive Plan, which allows the possibility of R-M and R-10 zonings respectively.

The subject property was part of approved "Planned Development" mixed-use proposal from 2004, consisting of PRD, C-H and R-6 zoning areas (see details on page 2). This approved master plan consisted of single-family, townhouses, multi-family apartments totaling about 275 dwelling units, as well as 3+ acres of non-specific commercial uses. This proposed development never got started, and the property has remained vacant (uncleared) during the 21 years since.

The subject property is located within an area that has a diverse mix of land uses and zoning classifications. To the north of the subject property is the corridor of properties along Inner Perimeter Road, consisting of mainly commercial and some office/institutional land uses. To the NW of the subject property are currently undeveloped properties which are zoned for multi-family and/or office type development. To the SW and south is an established R-10 single-family residential subdivision (Forrestwood Estates). To the east is an existing railroad track that inhibits vehicular access to Jaycee Shack Road, and beyond that road are some more vacant lands which are currently being developed as a new single-family subdivision. The applicant's proposed rezoning pattern fits in very well with the surrounding land use and zoning patterns, and is ideally situated as a much-needed infill development on this property which has been sitting vacant for more than 20 years.

Primary access to the R-M portion of the proposed development will be from Inner Perimeter Road, with secondary access being required as a stubout to the R-P vacant properties to the west. Access to the R-10 portion of the proposed development will be from a northerly extension of Falingleaf Lane into a newly-proposed cul-de-sac. The only potential development concerns at this time are the proper delineation of floodplains and wetlands areas, as well as potential sewer capacity limitations of a nearby sewer lift station (see comments from the City Engineer on page 6). However, all of these items will be addressed as part of the standard Plan Review processes for the development as needed.

Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommends approval to the City Council, of the proposed R-M and R-10 zonings as requested.

Commissioner Willis asked for clarification. Mr. Martin confirmed the request includes both the PRD and C-H portions requested to R-10 and R-M. Commissioner Rountree asked if there will be any physical crossing over the tributary. Mr. Martin stated unless the wetlands are mitigated it is