

# COMMUNITY PROJECT/REZONING

220521

**Ordinance Number**

## Ordinance Fact Sheet

**Case No.** CD-CPC-2021-00168

### Brief Title

The applicant is seeking approval of a rezoning to MPD, with an associated Development Plan, to bring an existing use into compliance.

### Details

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| <b>Location:</b> 8300 N Green Hills Rd  |
| <b>Reason for Legislation:</b> Master Planned Development designations are approved by City Council.  |
| <p><b>See attached City Plan Commission Staff Report for a detailed description and analysis of the proposal.</b></p> <p><b>See attached City Plan Commission Disposition Letter for the Commission’s recommended conditions (if any).</b></p> <p><b>SUMMARY OF CHANGES FOLLOWING CITY PLAN COMMISSION:</b> none.</p> |

### Positions/Recommendations

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| <b>Sponsors</b>                                  | Jeffrey Williams, AICP, Director Department of City Planning & Development   |
| <b>Programs, Departments, or Groups Affected</b> | Council District, 2 <sup>nd</sup><br>Loar, Fowler  |
| <b>Applicants / Proponents</b>                   | <p><b>Applicant</b> Patricia Jensen<br/>Rouse Frets White Goss</p> <p><b>City Department</b><br/>City Planning &amp; Development</p> <p><b>Other</b></p>   |
| <b>Opponents</b>                                 | <p><b>Groups or Individuals</b><br/>None appeared during City Plan Commission public hearing. See staff report for written public testimony.</p> <p><b>Basis of Opposition</b><br/>Noxious use near a residential neighborhood.</p>  |
| <b>Staff Recommendation</b>                      | <p><input checked="" type="checkbox"/> <b>For</b></p> <p><input type="checkbox"/> <b>Against</b></p> <p><b>Reason Against</b></p>  |
| <b>Board or Commission Recommendation</b>        | <p>City Plan Commission 6-0<br/>6/7/2022<br/>By Allender, Beasley, Crowl, Hill, Rojas, Sadowski</p> <p><input checked="" type="checkbox"/> <b>For</b>   <input type="checkbox"/> <b>Against</b>   <input type="checkbox"/> <b>No Action Taken</b></p> <p><input type="checkbox"/> <b>For, with revisions or conditions</b><br/>(see details column for conditions)</p> |
| <b>Council Committee Actions</b>                 | <p><input type="checkbox"/> <b>Do Pass</b></p> <p><input type="checkbox"/> <b>Do Pass (as amended)</b></p> <p><input type="checkbox"/> <b>Committee Sub.</b></p> <p><input type="checkbox"/> <b>Without Recommendation</b></p> <p><input type="checkbox"/> <b>Hold</b></p>   |

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|  | <input type="checkbox"/> Do not pass |
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**Fact Sheet Prepared By:**

**Date:** 6/8/2022

Ahna Nanoski, AICP  
Lead Planner

**Reviewed By:**

**Date:**

Joe Rexwinkle, AICP  
Manager, Development  
Management Division

**Initial Application Filed:** 9/13/2021

**City Plan Commission Action:** 6/7/2022

**Revised Plans Filed:** N/A

**On Schedule:** No

**Off Schedule Reason:** A meeting with city staff to determine the appropriate route for "legalizing" the existing use occurred. Then resubmission after failed QCR did not occur till January 2022.

A continuance from Marth 15<sup>th</sup> was approved by CPC to allow the applicant more time to resolve issues with the Stream Buffer Plan associated with the property.

**Reference Numbers:**

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