



Meeting Agenda - Final

Planning and Zoning Commission

Monday, November 13, 2017

6:00 PM

Council Chambers

1. Roll Call

2. Call to Order

3. Business

Speaking time for the public hearing related to the following business will be (5) five minutes.

- A. [2017-314](#) **Public Hearing** - Zoning Request Z17-014 - Rezoning from NS & OI to MU-Conditional for the development of a mixed use project with 310 multi-family units, a 200 room hotel, 15,000 sq. ft. of retail space and 80,000 sq. ft. of office space - 8.7 Acres - Land Lots 880 & 881 - 2800 & 2810 Spring Road - Westplan Investors Acquisitions, LLC - ***This zoning request will be tabled to the December 11, 2017 Planning and Zoning Board meeting to allow for the completion of the DRI review process by ARC & GRTA.***

Sponsors: Norton and Roberts

- Attachments:** [Zoning Vicinity Map_Z17-014.pdf](#)
[Land Use Vicinity Map_Z17-014.pdf](#)
[Rezoning Application_Z17-014.pdf](#)
[Annexation Application_Z17-014.pdf](#)
[Legal Description_Z17-014.docx](#)
[Traffic Study_Z17-014.pdf](#)

- B. [2017-316](#) **Public Hearing** - Zoning Request Z17-015 - Rezoning from R-20 & GC to GC-Conditional for a veterinary clinic - 0.59 Acres, Land Lots 631 and 632 - 1763 Spring Street & 2808 Madison Street - PWH Engineering, Inc. - ***This zoning request will be tabled to the December 11, 2017 Planning and Zoning Board meeting at the request of city staff.***

Sponsors: Hein Warren and Stoner

- Attachments:** [Z17-015_Staff Memo.pdf](#)
[Zoning Vicinity Map_Z17-015.pdf](#)
[Land Use Vicinity Map_Z17-015.pdf](#)
[Zoning Application_Z17-015.pdf](#)
[Site Plan_Z17-015.pdf](#)
[Tree Plan_Z17-015.pdf](#)

[Water & Sewer Letter_Z17-015.pdf](#)

[Legal Description_Z17-015.docx](#)

- C. [2017-357](#) **Public Hearing** - Zoning Request Z17-021 - Rezoning from GC to MU for the development of a mixed use project - 10.4 Acres - Land Lots 845 & 846 - 3110 Sports Avenue - JLB Realty, LLC - ***This zoning request will be tabled to the December 11, 2017 Planning and Zoning Board meeting at the request of the applicant.***
Sponsors: Norton and Roberts
- D. [2017-359](#) **Public Hearing** - Zoning Request Z17-020 - Rezoning from GC to OD for the development of a self-storage facility - 2.74 Acres - Land Lot 810 - 2520 Spring Road - Stein Investment Company - ***This zoning request has been withdrawn by the applicant.***
Sponsors: Roberts and Norton
- E. [2017-434](#) **Public Hearing** - Zoning Request Z17-023 - Rezoning from R-15 & R-20 to RAD-Conditional for the development of sixteen single-family residences - 4.2 Acres - Land Lot 340 - 3328 & 3366 Old Concord Road - Epic Homes, LLC - ***This zoning request will be tabled to the December 11, 2017 Planning and Zoning Board meeting at the request of the applicant.***
Sponsors: Hein Warren and Stoner
- F. [2017-435](#) **Public Hearing** - Zoning Request Z17-022 - Rezoning from R-15 to RM-12-Conditional for the development of 12 townhome units at 13.09 units per acre - 0.92 Acres - Land Lots 381 & 382 - 3501 South Sherwood Road - Kalpesh Patel - ***This zoning request will be tabled indefinitely at the request of applicant.***
Sponsors: Welch and Rice
- G. [2017-362](#) **Public Hearing** - Zoning Request Z17-019 - Special Land Use Permit for the installation of a cell tower - 2.8 Acres - Land Lot 634 - 1700 Roswell Street - Verizon Wireless.
Sponsors: Hein Warren and Stoner
Attachments: [Z17-019 Staff Memo.pdf](#)
[Zoning Vicinity Map_Z17-019.pdf](#)
[Land Use Vicinity Map_Z17-019.pdf](#)
[SLUP Application_Z17-019.pdf](#)
- H. [2017-433](#) **Public Hearing** - Zoning Request Z17-024 - Rezoning from R-20 to RAD-Conditional for the development of five single-family residences - 1.3 Acres - Land Lots 490 & 519 - 2475, 2485 & 2495 Dixie Avenue - Longo Homes, Inc.
Sponsors: Hein Warren and Stoner
Attachments: [Z17-024 StaffMemo.pdf](#)
[Zoning Vicinity Map_Z17-024.pdf](#)

[Land Use Vicinity Map_Z17-024.pdf](#)

[Zoning Application_Z17-024.pdf](#)

[Site & Tree Plans_Z17-024.pdf](#)

[Building Elevations_Z17-024.pdf](#)

[Garvis Sams Letter_11072017_Z17-024.pdf](#)

[Annexation Application_Z17-024.pdf](#)

4. **Approval of Minutes:**

- A. [2017-436](#) Approval of the October 9, 2017 Planning and Zoning Commission Meeting Minutes

Sponsors: City Council

Attachments: [10-09-2017 October 6, 2017 P&Z Minutes.pdf](#)

5. **Adjournment**