



Legislation Details (With Text)

**File #:** ZONE-05-19-5655(CC) **Version:** 1 **Name:**

**Type:** Ordinance **Status:** Agenda Ready

**File created:** 9/19/2019 **In control:** City Council

**On agenda:** 10/22/2019 **Final action:**

**Title:** PUBLIC MEETING:  
Community Development Department presenting a rezone application (File #ZONE-05-19-5655, Villas at Southtowne) on behalf of The Thackeray Company, requesting that 4.0 acres, a portion of two parcels located at approximately 10650 S. 700 E., be rezoned from the CN Zone to the PUD(10) Zone.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Neighborhood Meeting Summary, 2. Planning Commission Staff Report, 3. Planning Commission Meeting Minutes, 4. Concept Plan, 5. Ordinance #19-25, 6. Ordinance #19-25 Amended, 7. Executed Ord 19-25 The Villas at Southtowne Rezone

Date	Ver.	Action By	Action	Result
10/22/2019	1	City Council	adopted	Pass

**Agenda Item Title:**

**PUBLIC MEETING:**

Community Development Department presenting a rezone application (File #ZONE-05-19-5655, Villas at Southtowne) on behalf of The Thackeray Company, requesting that 4.0 acres, a portion of two parcels located at approximately 10650 S. 700 E., be rezoned from the CN Zone to the PUD(10) Zone.

**Presenter:**

Jake Warner

**Description/Background:**

John Thackeray has submitted an application on behalf of The Thackeray Company (Applicant) for a zone change of 4.0 acres of a combined 6.37 acres between two contiguous parcels located at 10650 S. 700 E. from the CN Zone ("Planned Center-Neighborhood District") to the PUD(10) ("Planned Unit Development"). The unaffected area (2.37 acres) would remain in the CN Zone. The Applicant has also submitted a concept plan. The concept plan shows townhomes on the subject property and a Challenger School on the the unaffected area.

The Application was presented to the Planning Commission in a public hearing on October 17, 2019. By a vote of 4-1, the Planning Commission forwarded a recommendation to the City Council to not approve a rezone of the property to PUD(10).

A previous application (File #ZONE-01-19-5591) submitted by the Applicant that requested a PUD (12) Zone affecting the subject property has been withdrawn.

**Fiscal Impact:**

A potential subdivision of the Property would likely increase the revenue and expenses of the City. At the requested density, it is likely that revenues would exceed expenses.

**Further action to be taken:**

The Application is requesting a rezone, a legislative item, and is being presented to the City Council for a decision to approve or deny the proposed zone change. A separate application for a subdivision or site plan would need to be submitted and approved prior to development.

**Recommended Action and/or Suggested Motion:**

The Community Development Department recommends that the City Council take one of the following actions:

1. Approve the Application.
2. Approve the Application with revisions.
3. Deny the Application.
4. Table the Application for a future decision.