



Legislation Text

File #: ZONE-10-19-5751(PC), **Version:** 1

Agenda Item Title:

Rees Rezone

1680 E. Dimple Dell Road

[Community #22]

Presenter:

Jake Warner

Description/Background:

IPOA, LLC. (Applicant) has submitted an application for a zone change of approximately 0.52 acres located at approximately 1680 E. Dimple Dell Road (Property) from the R-1-10 Zone (Single Family Residential District) to the PO Zone (Professional Office District). The subject property is located on the south west corner of 1700 E. and Dimple Dell Road. The property is surrounded on the west and south sides by the Villas at Dimple Dell Subdivision.

The Applicant submitted a concept plan with the Application. The concept plan depicts a single-story office building of 2,975 square feet and a 3-car garage. The building is located near the north east corner. It shows street access from both 1700 E. and Dimple Dell Road. There are 10 parking stalls located along the west portion of the property.

The Application was presented in a neighborhood meeting held on November 13, 2019. The meeting was attended by a total of 10 attendees.

Fiscal Impact:

Future development of the subject property for a commercial use will likely generate greater property tax revenue to the City than the property tax that would be generated from a low or medium density residential use.

Further action to be taken:

The action requested by the Application is a rezone, a legislative item, being presented to the Planning Commission to hold a public hearing and to forward a recommendation to the City Council. The City Council will make the final determination regarding the Application.

Recommended Action and/or Suggested Motion:

Hold a public hearing and forward a recommendation to the City Council.

Alternatives:

1. Recommend that the City Council approve the zone change from the R-1-10 Zone to the PO Zone.
2. Recommend that the City Council not approve the zone change from the R-1-10 Zone to the PO Zone.

3. Table the decision for a future meeting.