



Legislation Text

File #: 2017-4138, **Version:** 1

Consider public testimony regarding, and an ordinance approving an amendment to the General Plan to modify the Future Land Use Map to allow commercial development on 10.46 acres located southwest of the intersection of Gattis School Rd. and Westview Dr.(First Reading)*

The Future Land Use Map in General Plan 2020 currently indicates that the site is suitable for residential uses. This designation was based upon the anticipated use of the property and surrounding area according to the expectations at the time of the completion of the General Plan in 2010. The proposal is to amend the Future Land Use Map to indicate that the site is now suitable for commercial uses because of changing conditions since 2010 when the General Plan was adopted. The City completed the annexation of the property on January 12, 2017 and will be providing water and wastewater services within 2 ½ years, as required by State law. Arterial A (Kenney Fort Boulevard) has become a high priority with the announcement that the Kalahari conference center and resort will be located at the southeast corner of Arterial A and Palm Valley Boulevard (US 79). The road extension will be built along the western boundary of the subject tracts, including the former right-of-way of the MOKAN railway. This will create an accessible development site at the southeast corner of Kenney Fort Boulevard and Gattis School Road, which is amenable to commercial development due to location and visibility from the two roadways, creating a “hard corner”. The Planning and Zoning Commission voted 7-0 to recommend approval of the General Plan Amendment at their meeting on January 4, 2017.