



Legislation Text

File #: 2019-0010, **Version:** 1

Consider public testimony regarding, and an ordinance rezoning 17.81 acres located west of Sunrise Road and south of Luther Peterson Place from the C-1 (General Commercial) zoning district to the TH (Townhouse) zoning district. (First Reading)*

The rezoning request was submitted by the property owner, Munir Khan. The 17.81- acre property contains about 5.7 acres of buildable area, with the remainder of the property restricted from development due to a flood control easement. Although the buildable area's frontage is on Sunrise Road and the property has been zoned for commercial uses since 2000, it has remained undeveloped. An apartment complex is located on the property to the south and a church is located on the property to the north. The tract is not well-suited for commercial uses, as it is not located near an intersection or at the entrance to a neighborhood.

The request is to rezone the property to TH (Townhouse) to allow for townhouses, which are residential structures consisting of three or more dwelling units sharing one or more wall(s) with an abutting unit, each unit occupying space from ground to roof and having front and rear walls open directly to the outside for access. Density is limited to 12 units per acre and each unit must have four parking spaces per dwelling unit, two of which must be in a garage. An additional number of spaces totaling 5% of the total number of required spaces are also required. The TH district has exterior materials standards, as well building elevation variation and design feature requirements. Amenities such as picnic areas, swimming pools, sport courts, fitness facilities and social rooms are required for any development with 30 or more dwelling units.

The Planning and Zoning Commission held a public hearing on December 5, 2018 and voted 8-0 to recommend approval of the rezoning to TH (Townhouse). There were no speakers at the public hearing.