

STAFF REPORT

July 27, 2000

PDD #00PD033 - Planned Development Designation

ITEM 13

GENERAL INFORMATION:

PETITIONER	Centerline for Jan Gray
REQUEST	PDD #00PD033 - Planned Development Designation
LEGAL DESCRIPTION	Beginning at the northwest corner of Section 26, T1N, R7E, BHM, Thence N89°59'51"E, 2324.15 feet to Point 2, the True Point of Beginning, Thence S00°07'49"W, 1277.08 feet to Point 3, Thence on a left curve with R=2939.79 feet, ARC of 52.23 feet to Point 4, Thence S89°55'56"W, 642.31 feet to Point 5, Thence N26°41'05"E, 1483.66 feet to Point 2, the True Point of Beginning, This parcel contains 10.08 acres more or less.
PARCEL ACREAGE	Approximately 10.08 Acres
LOCATION	On the east side of U.S. Highway 16, north of the Waterslide Park
EXISTING ZONING	No Use (City)
SURROUNDING ZONING	
North:	No Use (City)
South:	Low Density Residential (County)
East:	(County)
West:	No Use (City)
PUBLIC UTILITIES	City sewer and water
REPORT BY	Vicki L. Fisher

RECOMMENDATION: Staff recommends that the Planned Development Designation be continued to the August 10, 2000 Planning Commission meeting to allow the applicant additional time to submit a revised legal description.

GENERAL COMMENTS: This Planned Development Designation is a companion item to a proposed rezoning of this property and to a Comprehensive Plan Amendment. The property is currently zoned No Use. The applicant is proposing to rezone the property to Medium Density Residential with a Planned Development Designation. In addition, the property is located within the South Robbinsdale Neighborhood Area Future Land Use Plan and is identified as a Planned Residential Development with a maximum of one dwelling unit per acre. The applicant is seeking to change the future land use designation to Medium Density Residential with a Planned Residential Development.

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STAFF REVIEW: On July 10, 2000 the City Council denied a request to rezone the subject property from No Use to General Commercial. In addition, a Planned Development Designation request and a request to amend the South Robbinsdale Neighborhood Area Future Land Use Plan from Planned Residential Development with a maximum of one dwelling unit per acre to General Commercial with a Planned Development Designation were also denied.

The applicant currently owns an approximate eight acre parcel located adjacent to U. S. Highway 16 and a 20 acre parcel located adjacent to Catron Boulevard. The properties are contiguous forming an "L" shape that extends east and south of U. S. Highway 16 to Catron Boulevard. The 20 acre parcel includes the 10.8 acres identified in this request. On July 14, 2000, the applicant submitted a request to rezone the eight acre parcel from No Use to General Commercial with a Planned Development Designation. The two proposed rezoning requests would leave an approximate ten acre balance located between the properties with a "No Use" zoning designation. The applicant has indicated that it is his intent to revise the legal description of this request to include the remaining balance.

Staff recommends that the Planned Development Designation be continued to the August 10, 2000 Planning Commission meeting to allow the applicant additional time to submit a revised legal description.