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## **MEMORANDUM**

**To:** Mayor and City Council  
**Through:** Kari Kent, Deputy City Manager  
**From:** John Wesley, Planning Director  
**Date:** August 18, 2014  
**Subject:** Summary of P&Z Board review and action on case GPMinor14-012 and Z14-038 for Crescent Ridge Commercial Center (20± acres) Located at the northwest corner of Signal Butte Road and Guadalupe Road. This request will allow the development of a commercial center to include one big box retail user with attached shops, a gas canopy and with two drive thru restaurants and one bank pad.

Attached for your review are the minutes, June 18<sup>th</sup> and July 16<sup>th</sup> staff report, July 16<sup>th</sup> Memo and related exhibits for the proposed rezoning case for the Crescent Ridge commercial site. The proposed GPMinor request and rezoning from RM-2 PAD to LC PAD is to allow the development of a commercial center.

At the June 18, 2014 Planning and Zoning Board meeting the Board reviewed and recommended approval of applications for GPMinor14-012 and for Z14-038 which included a rezoning, site plan, and Special Use Permit. (The staff report and minutes from this meeting are attached.) Following the P&Z Board action, it was recognized that in order to address the larger design objectives for this area to have the commercial and residential developments more integrated, there should be a deviation from the standard wall requirements between commercial and residential development. Based on this, the applicant modified their application to include a PAD to allow for deviations from the standard code.

For the PAD overlay, at the July 16<sup>th</sup> P&Z meeting, the applicant proposed a revised site plan that included several modifications to code in addition to the deviation from the wall height. Staff reviewed the revised site plan and provided a staff memo (attached as "July 16 P&Z Staff Memo & Submittal Documents") that did not support all of the proposed modifications. However, days prior to the Planning and Zoning meeting the applicant notified staff that the Fry's Marketplace was not in agreement with the plan they proposed and decided to revert to the plan from the June 18, 2014 meeting. The only modification would be the reduction in the height of the wall from 6' to 42" at the north property line. The Planning and Zoning Board reviewed both plans in front of them and determined that the pedestrian connection from the residential development proposed for the July hearing was a better design and they wanted that incorporated into the previous site plan. Therefore, staff created another memo (attached as "Staff Memo for 7-16-14 P&Z Hearing") updating the Planning and Zoning Board and adding a

condition regarding that pedestrian connection. The Board recommended approval of the project on the consent agenda with the revised stipulations that are in the Final July 16 staff memo. **Vote: 6-0** (Absent: Chair DiBella). Minutes are attached.