



## Memorandum

TO: Mayor and City Council

THROUGH: Karolyn Kent, Assistant City Manager

FROM: Christine Zielonka, Development Services Director  
John Wesley, Planning Director

SUBJECT: Case Z16-056, Warner Enclave, a rezone from LC to RSL-3.0 of property at the southwest corner of Warner and Meridian

DATE: May 8, 2017

This case was on the Planning and Zoning Board agenda in February, 2017 as a request for rezoning to RSL-2.5. There was significant neighborhood opposition at that meeting that resulted in a continuance of this case to the March meeting of the Board.

The applicant worked with the neighbors to address their concerns and made some adjustments to the subdivision layout and amended the request to rezone to RSL-3.0. The staff report to the Planning and Zoning Board for their March 22, 2017 meeting was written based on the information staff had at the time the report was due.

Following completion of the report for the March Planning and Zoning Board meeting, the applicant filed another revised site plan that further addressed their ongoing negotiations with the neighborhood. The Planning and Zoning Board recommended approval of the case based on the newest site plan and with amendments to the stipulations that were in the staff report to reflect the placement of two single-story homes on both Warner and Meridian. The revised stipulations as recommended by the Planning and Zoning Board are in the ordinance provided for Council consideration of this case.