



## Memorandum

TO: Mayor and City Council

THROUGH: Karolyn Kent, Assistant City Manager

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

SUBJECT: Case Z17-005, Crismon Estates, rezoning property in the 9700-9800 blocks of Southern and Hampton Avenues from RS-43 to PEP and RM-2-PAD

DATE: May 8, 2017

This case is a request to locate a residential development in an area designated in the General Plan for development with an employment character. Based on the lack of conformance to the desired character for this area, Staff recommended denial of this case to the Planning and Zoning Board.

At their regular meeting on March 22, 2017 the Planning and Zoning Board received the staff report and recommendation and listened to the presentation by the applicant. Based on their review they found that this was a high-quality development that would benefit the area and, therefore, have recommended approval.

Because of the Plan designation for employment uses for the area, and the desire to not see this development be impacted by those adjacent, planned uses, staff stipulations provided to the Planning and Zoning Board included a stipulation that the setbacks on the east and west sides be maintained at the ordinance required 20' between multi-residence and non-single residences uses rather than the eight-foot setback requested by the applicant. The Planning and Zoning Board chose to delete that stipulation as contained in the staff report to allow the applicant to maintain the proposed eight-foot setback. The revised stipulations as recommended by the Planning and Zoning Board are in the ordinance provided for Council consideration of this case.