



PLANNING & ZONING BOARD

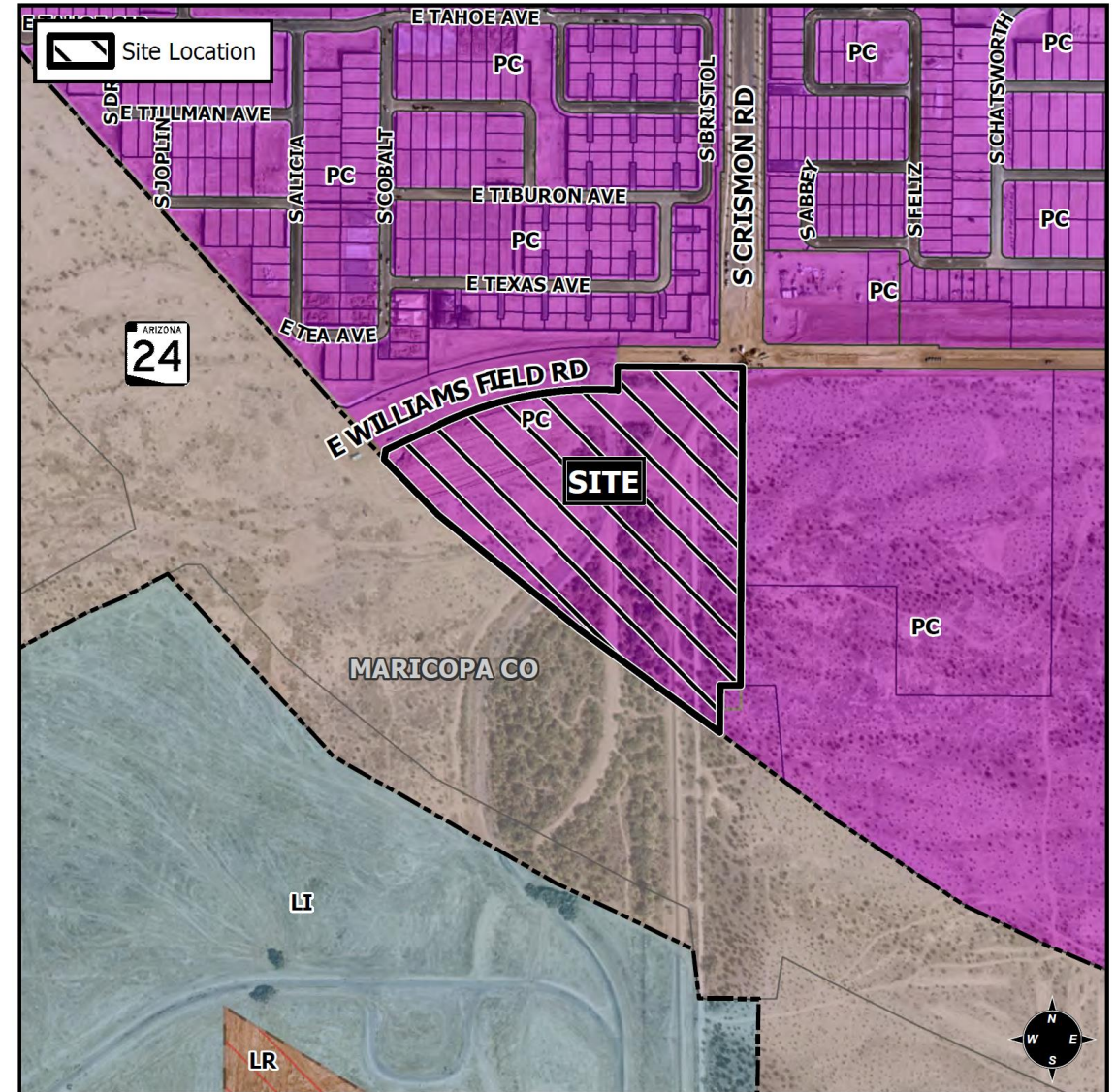
October 13, 2021

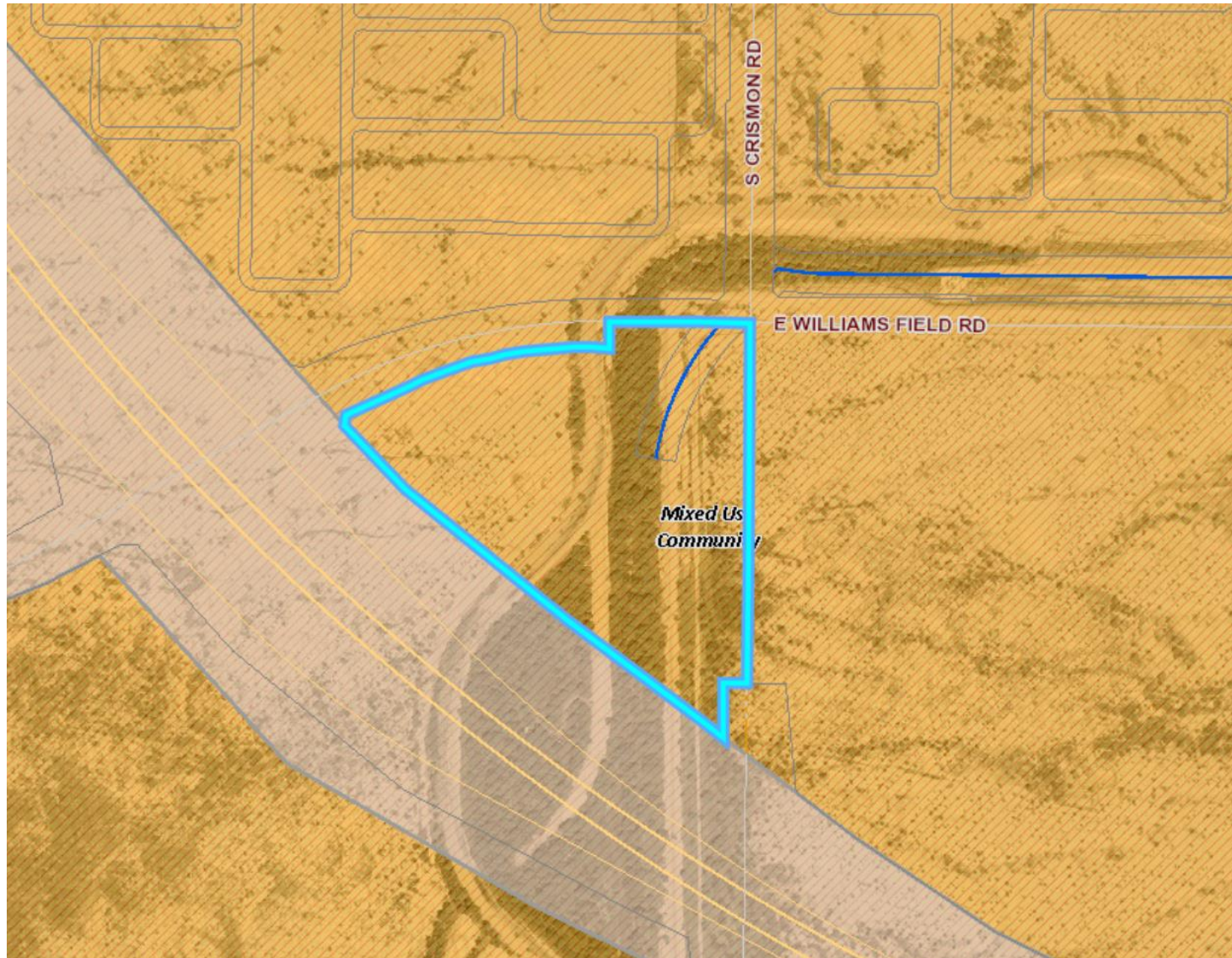


ZON21-00653

Location

- South of the Williams Field Road alignment
- West of the Crismon Road alignment





General Plan

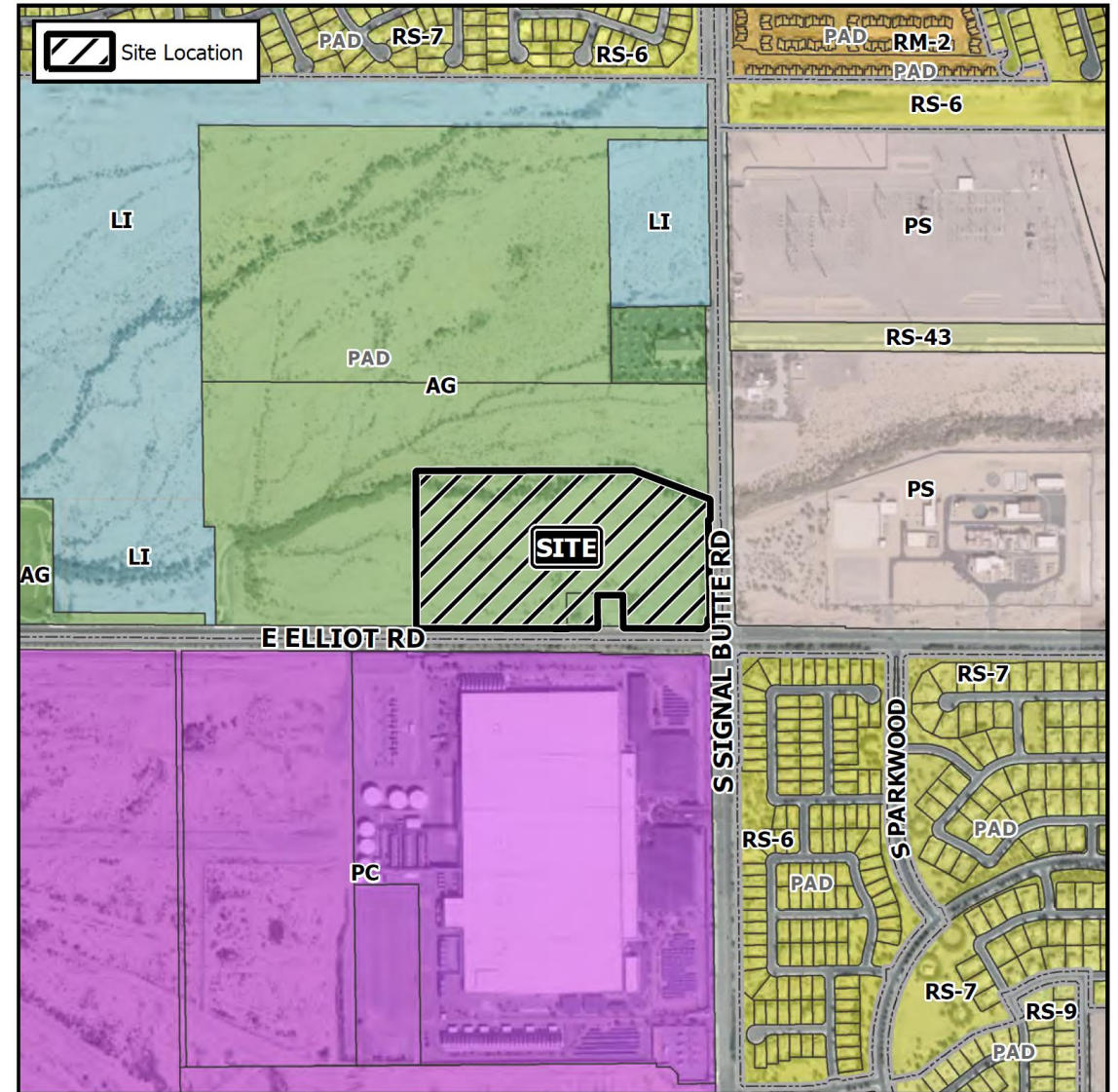
Mixed Use Community

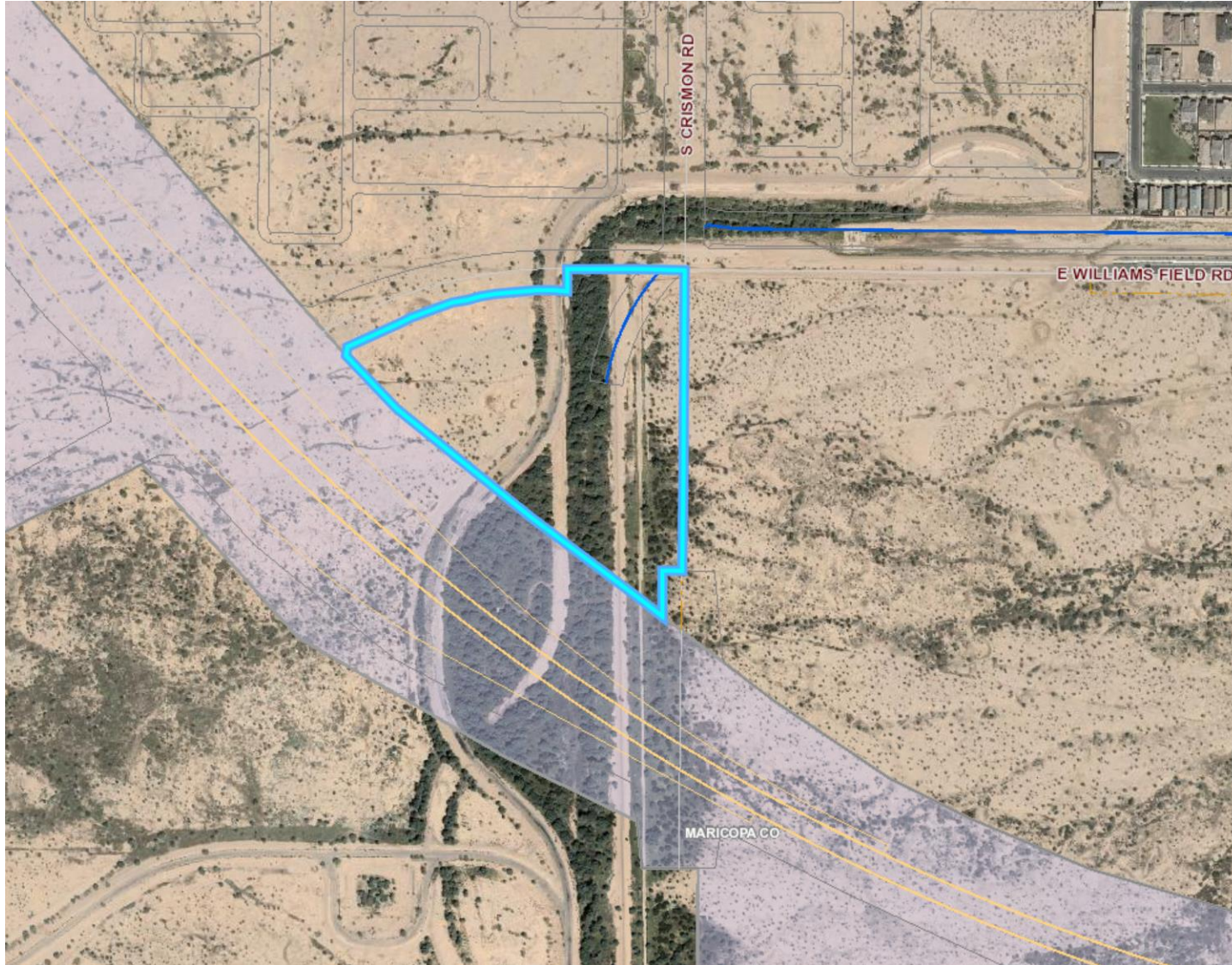
- Large land areas with a mixture of uses

Zoning

Planned Community (PC)

- Cadence Community Plan
- Development Unit 3
 - Final Development Unit to develop in Cadence





Request

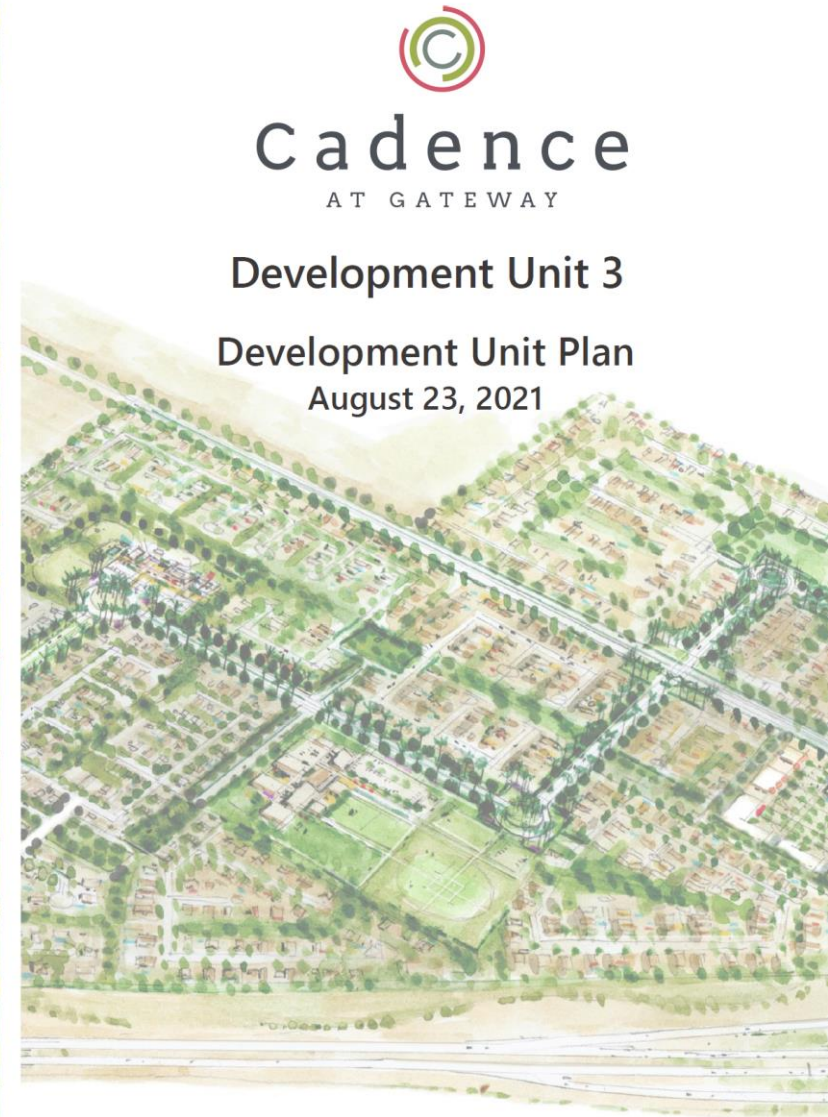
- Development Unit Plan for Development Unit 3

Purpose

- Allow for an industrial and commercial development

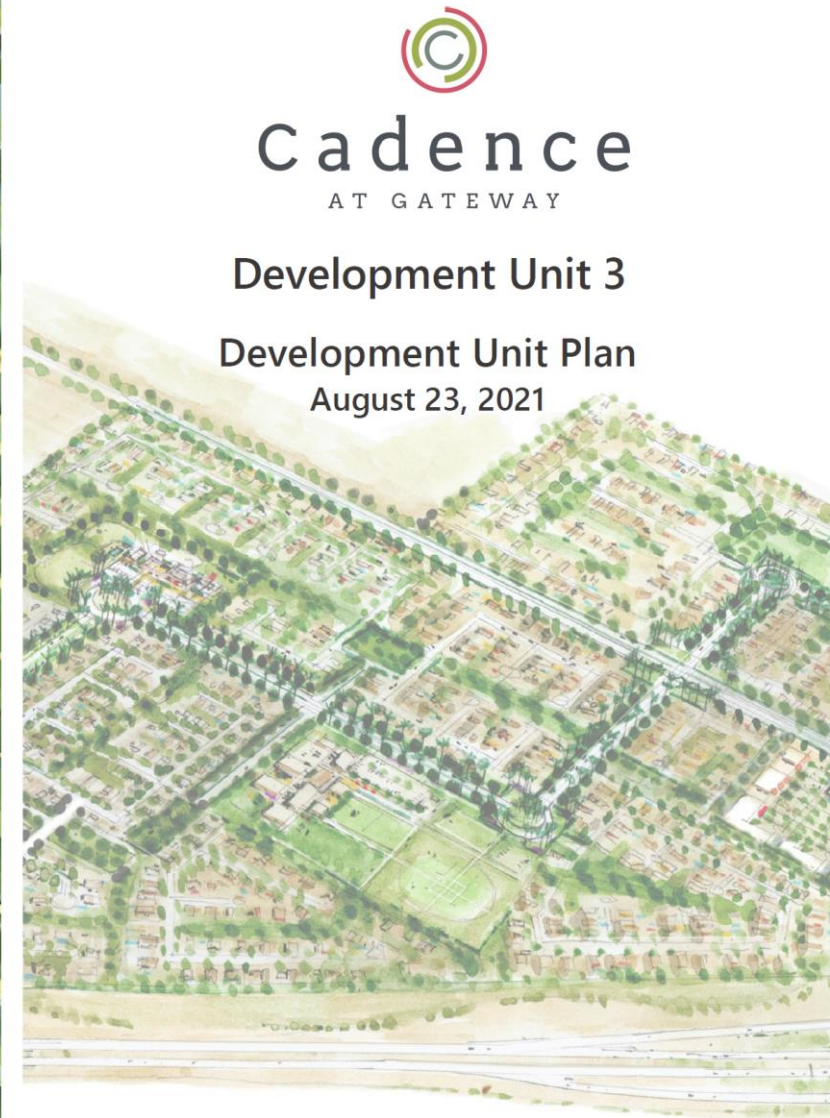
Community Plan

- Community Plan is the regulating document
- Establishes Land Use Groups (LUGS)
- Variety of uses possible in DU3
 - Residential
 - Commercial
 - Mixed Use



Development Unit Plan

- Design guidelines for residential and non-residential
- Open space guidelines
- Landscape guidelines
- Consistent with Cadence Community Plan



Citizen Participation

- Notification within 750' of DU3 per Community Plan
- No comments received by applicant or staff



Summary

Findings

Complies with:

- Criteria in Chapter 11 for DUP
- Cadence Community Plan

Staff Recommendation

Approval with Conditions



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