

16-06RZ

SHYD, LLC - Zoning Map Amendment
Planner: James Koenig, AICP, Planner
Agent: Greg Roberts, Esq.
Applicant: SHYD, LLC

Mr. Koenig, being duly sworn, spoke regarding petition summary information, aerial photograph, existing and proposed future land use maps, existing zoning maps, proposed zoning map, planning analysis, comparison of existing and proposed zoning designations, consistency with the comprehensive plan, concurrency review, compliance with land development code, summary findings, staff stipulation that the subject petition will be contingent upon approval of the concurrently processed annexation and comprehensive plan.

Mr. Shrum, being duly sworn, spoke regarding direction from the commission, and answered questions regarding livestock, consistency, and clarification on process.

Discussion took place regarding livestock, clarification of non conforming use, property zoning, and medium density designation.

Greg Roberts, SHYD, LLC, being duly sworn, spoke regarding summary of property, adopting all three staff reports as part of presentation, discussed aerial photograph, pre-annexation agreement waiting for mayor's signature, parcel B and C designation, having all three parcels designated, staff reports, compliance with comprehensive plan, owner information, zoning designation and future land use map, stipulations to include access easement, heavy equipment on parcel B and live stock on parcel C, and 120 days to remove equipment and livestock.

Discussion took place regarding current owner, access road, medium density being considered, number of residential units, Bay Indies, Magnolia Condominiums, land development code, reducing density, planned unit development, open space, removal of cattle raising, and annexation.

Mr. Shrum spoke further regarding stipulations, 120 day request to remove equipment and livestock, if properties were to be sold, and easement.

Mr. Snyder closed the public hearing.

A motion was made by Mr. Towery, seconded by Ms. Fawn, that based on review of the application materials, the staff report and testimony provided during the public hearing, the Planning Commission, sitting as the local planning agency and land development regulation commission, finds this petition consistent with the Comprehensive Plan, in compliance with the Land Development Code, and with the affirmative Findings of Fact in the record, and recommends to City Council Approval of Zoning Map Amendment Petition No. 16-06RZ, with the

following stipulations, If approved, the subject petition is contingent upon approval of the concurrently processed Annexation (Petition No. 16-01AN) and Comprehensive Plan Amendment (16-02CP) petitions.

Yes: 6 - Chair Snyder, Ms. Moore, Mr. Towery, Mr. Graser, Mr. Newsom and Ms. Fawn

Absent: 1 - Mr. Murphy