

## Agenda

### PLANNING COMMISSION REGULAR DOCKET

TUESDAY, OCTOBER 12, 2010 – 5:30 P.M.

CITY COUNCIL CHAMBERS

**I. PLANNING COMMISSION GATHERING -- 4:30 P.M. (Held in the NDS Conference Room)** Commissioners gather to communicate with staff. (4:30-5:30 P.M.)

**II. REGULAR MEETING -- 5:30 P.M.**

**A. COMMISSIONERS' REPORTS**

**B. UNIVERSITY REPORT**

**C. CHAIR'S REPORT**

**D. ANNUAL MEETING**

1. Election of Officers
2. Review of Annual Report

**E. DEPARTMENT OF NDS/STAFF REPORTS/WORK PLAN**

**F. MATTERS TO BE PRESENTED BY THE PUBLIC NOT ON THE FORMAL AGENDA**


**G. CONSENT AGENDA\***


(Items removed from the consent agenda will be considered at the end of the regular agenda)

1. Site Plan and Subdivision approval list
2. Minutes - September 14, 2010 – Regular meeting
3. Minutes - September 14, 2010 – Pre meeting

**III. JOINT PUBLIC HEARINGS (Beginning at 6:00 P.M.)**

**H. JOINT PUBLIC HEARINGS**

**1. ZM-10-08-22** – (1006 Linden Avenue) A petition to rezone the property located at 1006 Linden Avenue from R-2 Residential District to Highway Corridor. This property is further identified on City Real Property Tax Map #61 as parcel 51 having approximately 75 feet of frontage on Linden Avenue and containing approximately 11,250 square feet of land (0.258 acres). The Highway Corridor encourages auto oriented commercial development and allows for by right residential density up to 21DUA. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Two Family. **Report prepared by Michael Smith, Planning Assistant.** [Staff Report](#) 

**2. ZM-10-08-23** – (110 Summit Street) A petition to rezone the property located at 110 Summit Street from R-2U Residential District to B-2 Commercial. Proffers include a restriction on the uses permitted on the property. This property is further identified on City Real Property Tax Map #17A as parcel 11 having approximately 60 feet of frontage on Summit Street and containing approximately 9,280 square feet of land (0.213 acres). The B-2 Business district provides for commercial uses of a limited size primarily to serve neighborhood needs for convenience goods and allows for by right residential density up to 21DUA. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Two Family. **Report prepared by Brian Haluska, Neighborhood Planner.** [Staff Report](#) 

**3. ZM-10-08-24** – (2712 Eton Road) A petition to rezone the property located at 2712 Eton Road from R-1 Residential District to Planned Unit Development (PUD) with a proffer for a trail easement to the City along Moore's Creek. This property is further identified on City Real Property Tax Map #19 as parcel 10 having approximately 50 feet of frontage on Eton Road and containing approximately 112,123 square feet of land (2.574 acres). The PUD zoning allows an applicant to present a proposal independent of established zoning categories for consideration by the governing body.

This proposal includes a residential cluster development with dedicated open space containing a density of 3.5 DUA. The general uses called for in the Land Use Plan of the Comprehensive Plan are for Single Family Residential. **Report prepared by Brian Haluska, Neighborhood Planner.** [Staff Report](#)

**IV. REGULAR MEETING ITEMS (Cont.)** -- 9:00 P.M.

**I. Preliminary Site Plan**

1. Sunrise PUD [Staff Report](#)

**J. FUTURE MEETING SCHEDULE**

Date and Time	Type	Items
Tuesday, October 26, 2010 -- 6:00 PM	Work Session	<ul style="list-style-type: none"> <li>• Water Resources Presentation</li> <li>• Critical Slopes</li> <li>• Mixed Use Matrix Housekeeping items</li> </ul>
Tuesday, November 9, 2010 -- 4:30 PM	Pre-Meeting	Planning Commission Agenda Review
Tuesday, November 9, 2010 -- 5:30 PM	Regular	<ul style="list-style-type: none"> <li>• Timberlake PUD Site Plan</li> <li>• Critical Slopes</li> <li>• Mixed-Use Matrix</li> <li>• Kroger Critical Slope Waiver Request</li> </ul>
Tuesday, November 23, 2010 – 5:00 PM	Work Session	<ul style="list-style-type: none"> <li>• Capital Improvements Program</li> <li>• Entrance Corridor Guidelines</li> </ul>

**Anticipated Items on Future Agendas**

- Slope Waiver – Willoughby Place
- Entrance Corridor – Belmont Cottages PUD
- Zoning Text Amendments – Critical Slopes, Townhomes
- Sidewalk Priorities
- Entrance Corridor and Site Plan – Johnson Village Phase III

**PLEASE NOTE: THIS AGENDA IS SUBJECT TO CHANGE PRIOR TO THE MEETING.**

**PLEASE NOTE: We are including suggested time frames on Agenda items. These times are subject to change at any time during the meeting.**