

**ZONING AMENDMENT
& SUBDIVISION STAFF REPORT****Date: February 18, 2021**

<u>NAME</u>	HED Properties, LLC
<u>SUBDIVISION NAME</u>	Cottage Square Subdivision
<u>LOCATION</u>	5001 & 5009 Cottage Hill Road (Southwest corner of Cottage Hill Road and North Demetropolis Road).
<u>CITY COUNCIL DISTRICT</u>	District 4
<u>AREA OF PROPERTY</u>	2 Lots / 1.0± Acre
<u>CONTEMPLATED USE</u>	Subdivision Approval to create two legal lots of record, and Rezoning from R-1, Single-Family Residential District, and B-2, Neighborhood Business District, to B-2, Neighborhood Business District.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None given

REMARKS The applicant is requesting a one-year extension of approval for a Subdivision and Zoning Amendment approval to create two legal lots of record from two metes-and-bounds parcels, and Rezoning from R-1, Single-Family Residential District, and B-2 Neighborhood Business District, to B-2 Neighborhood Business District.

The Planning Commission approved the applications at the January 23, 2020 meeting. The applicant recently submitted the required advertising fee for the Rezoning, and the case is now before the City Council for consideration. The applications were accompanied by a Planned Unit Development application to allow shared parking between the two proposed lots, and that application was also approved at the January 23, 2020 meeting. However, that approval was superseded by an amended PUD which was approved at the Commission's March 19, 2020 meeting. The applicant should be advised that the PUD approval will expire on March 19, 2021 if no site development permits are obtained.

As justification for the extension request, the applicant states:

Waiting for PUD and Zoning Approval.

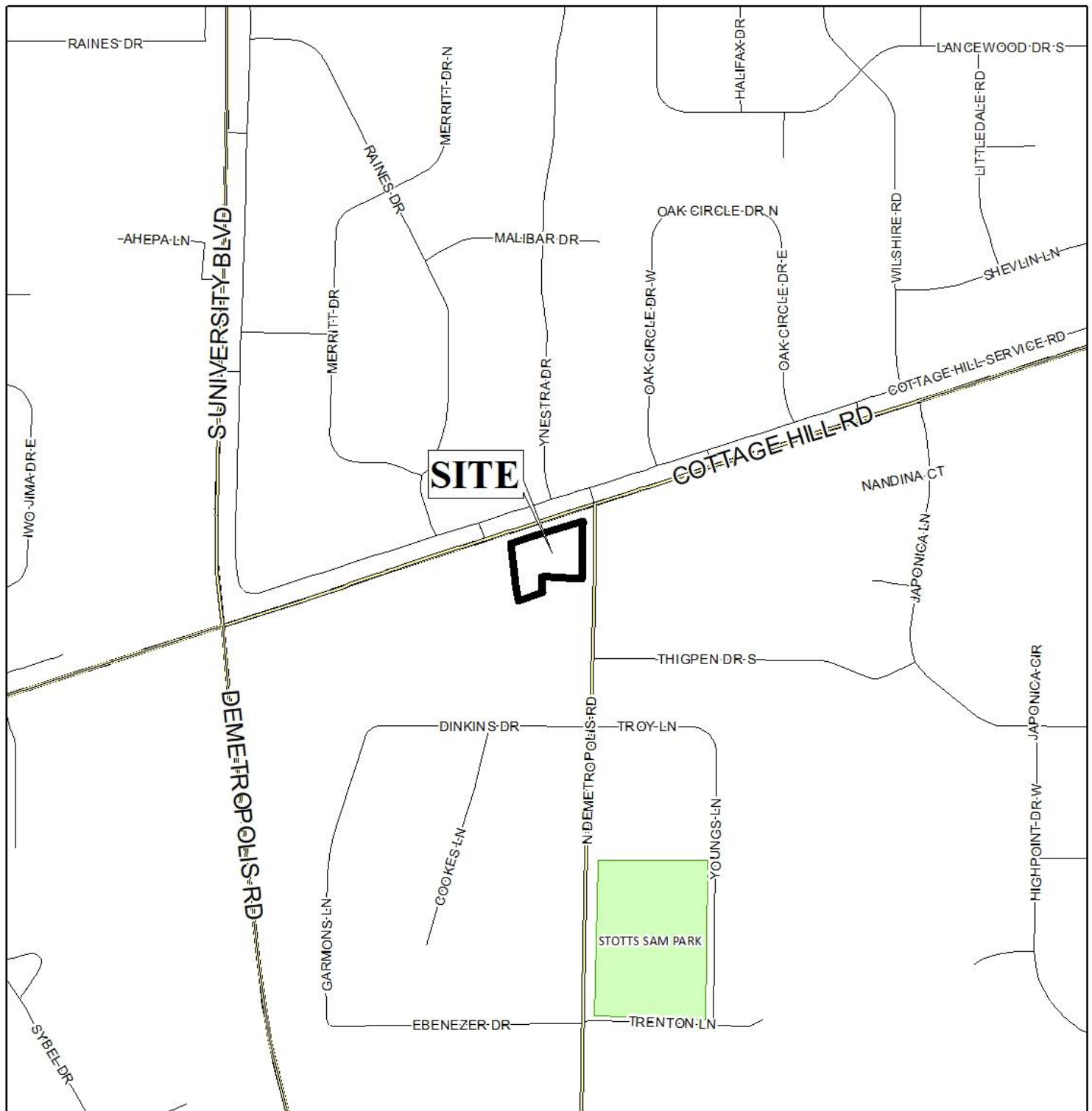
There have been no changes in conditions in the surrounding area that would affect the Subdivision and Rezoning as previously approved, nor have there been any changes to the Regulations which would affect the previous approval.

RECOMMENDATION

Subdivision: Based upon the preceding, it is recommended that the request for a one-year extension of the Subdivision be approved, and the applicant should be advised that any future extensions will be unlikely.

Zoning: Based upon the preceding, it is recommended that the request for a one-year extension of the Zoning Amendment be approved, and the applicant should be advised that any future extensions will be unlikely.

LOCATOR MAP



APPLICATION NUMBER 2 DATE January 23, 2020

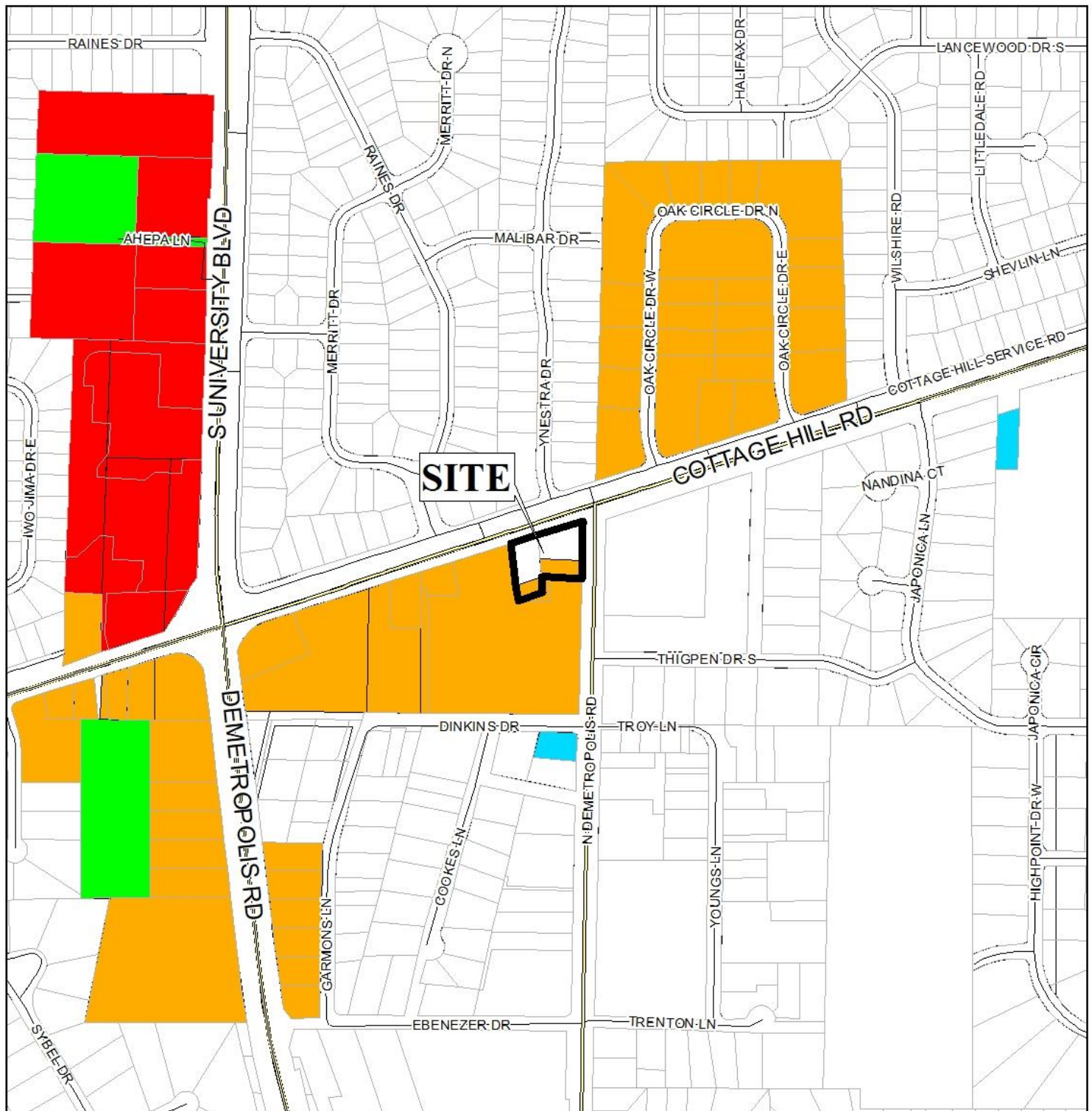
APPLICANT Cottage Square Subdivision

REQUEST Subdivision, PUD, Rezoning from R-1 and B-2 to B-2



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LOCATOR ZONING MAP



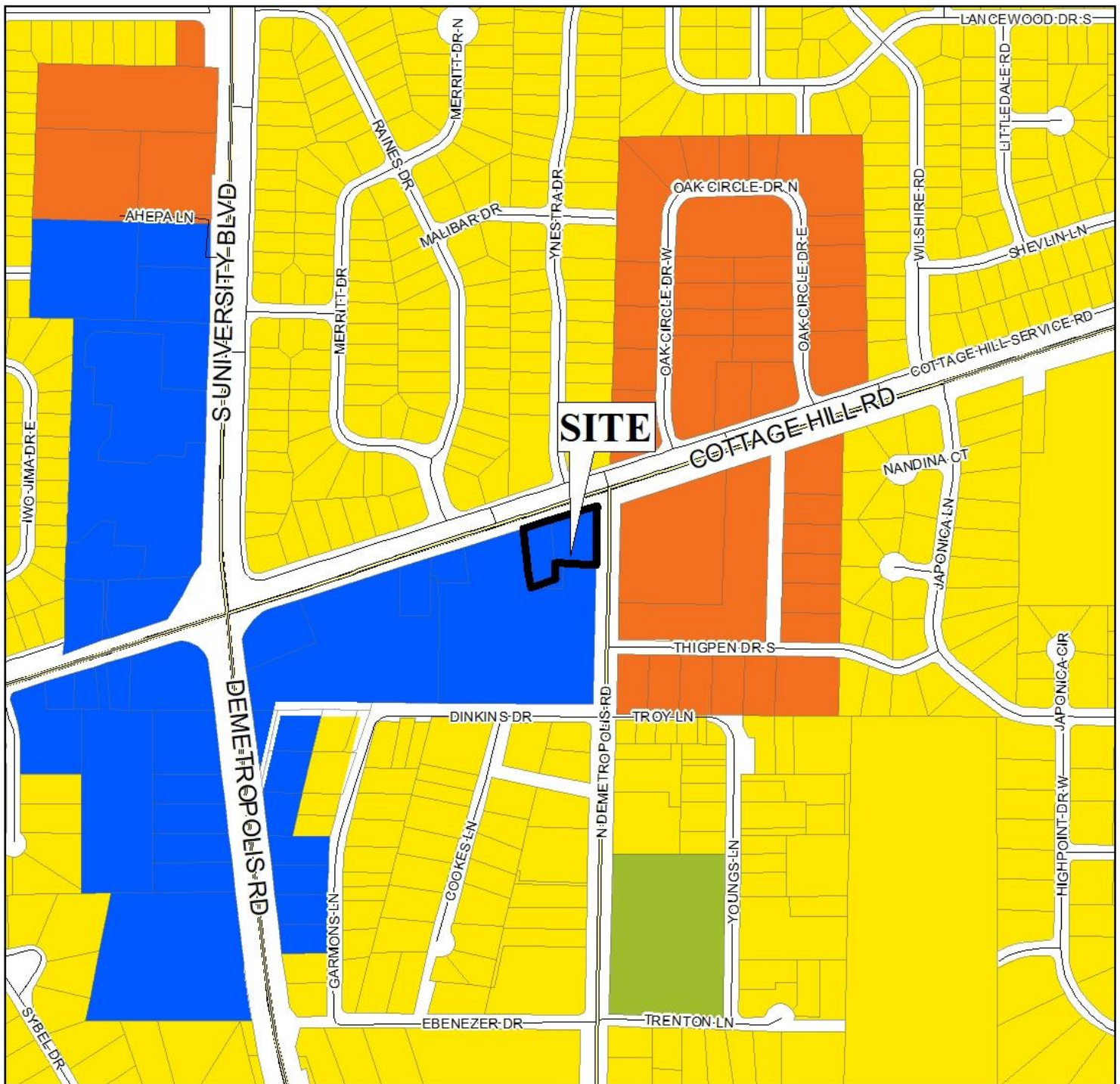
APPLICATION NUMBER 2 DATE January 23, 2020

APPLICANT Cottage Square Subdivision

REQUEST Subdivision, PUD, Rezoning from R-1 and B-2 to B-2



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE January 23, 2020

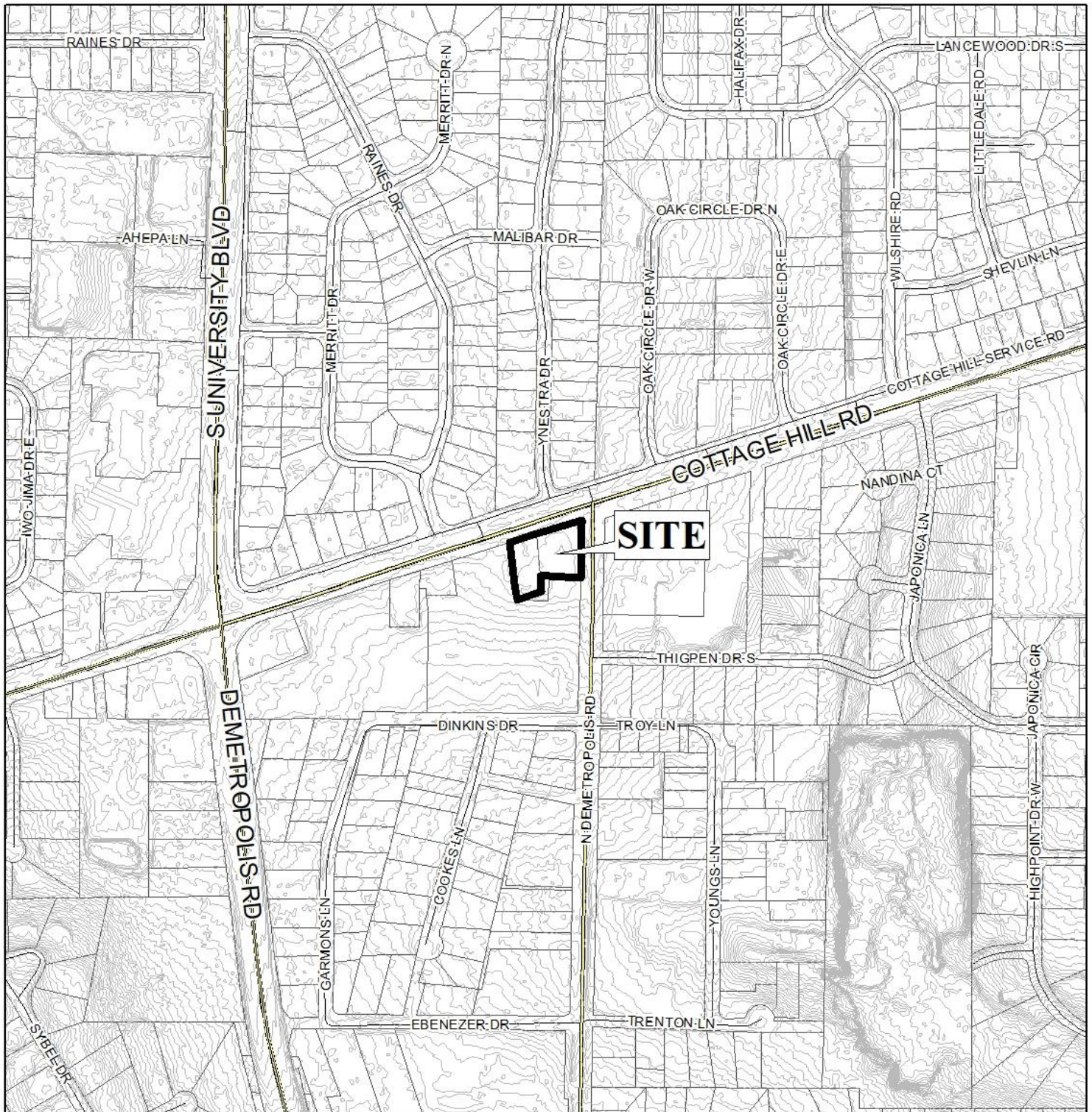
APPLICANT Cottage Square Subdivision

REQUEST Subdivision, PUD, Rezoning from R-1 and B-2 to B-2

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



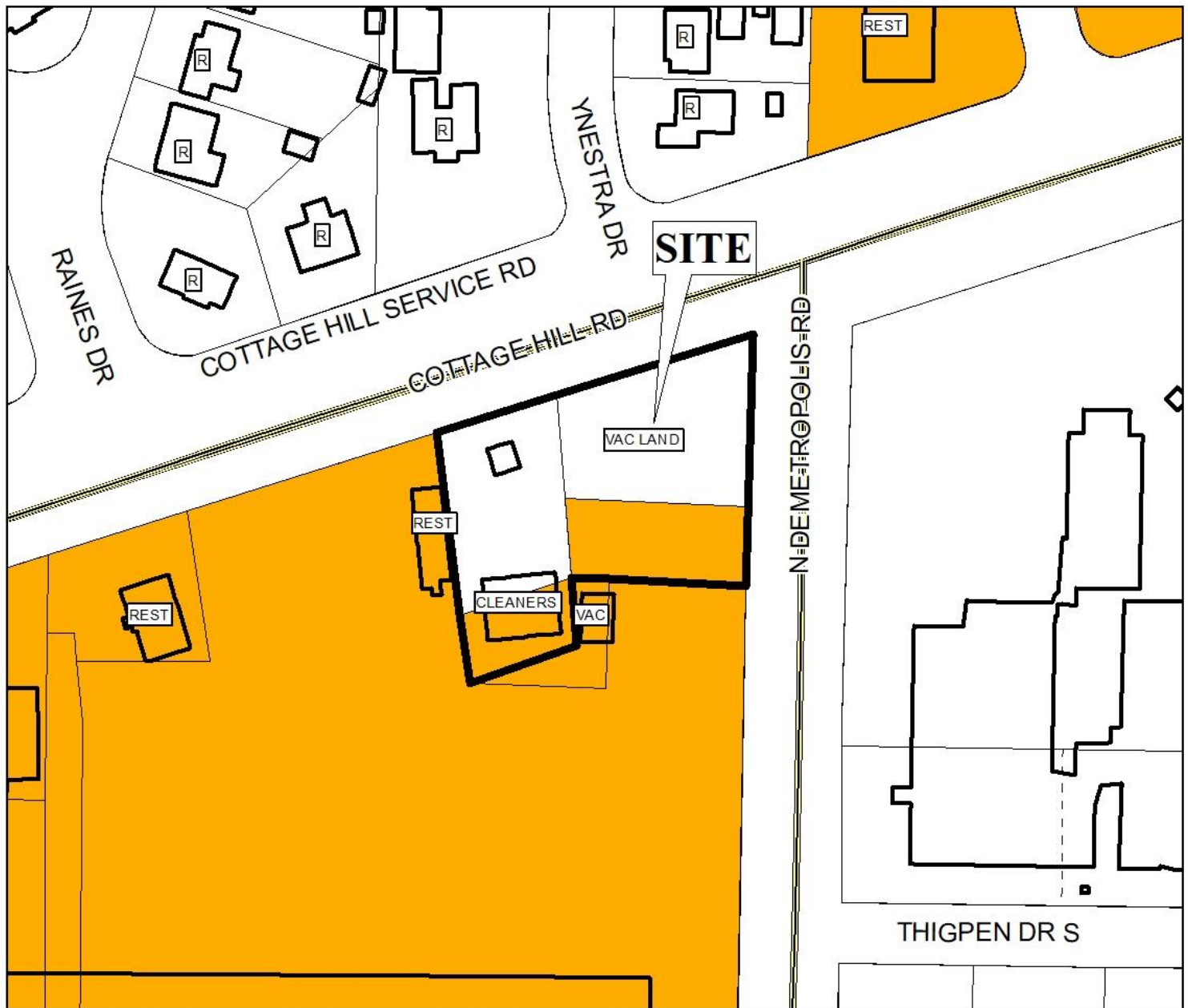
APPLICATION NUMBER 2 DATE January 23, 2020

APPLICANT Cottage Square Subdivision

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous residential and commercial units.

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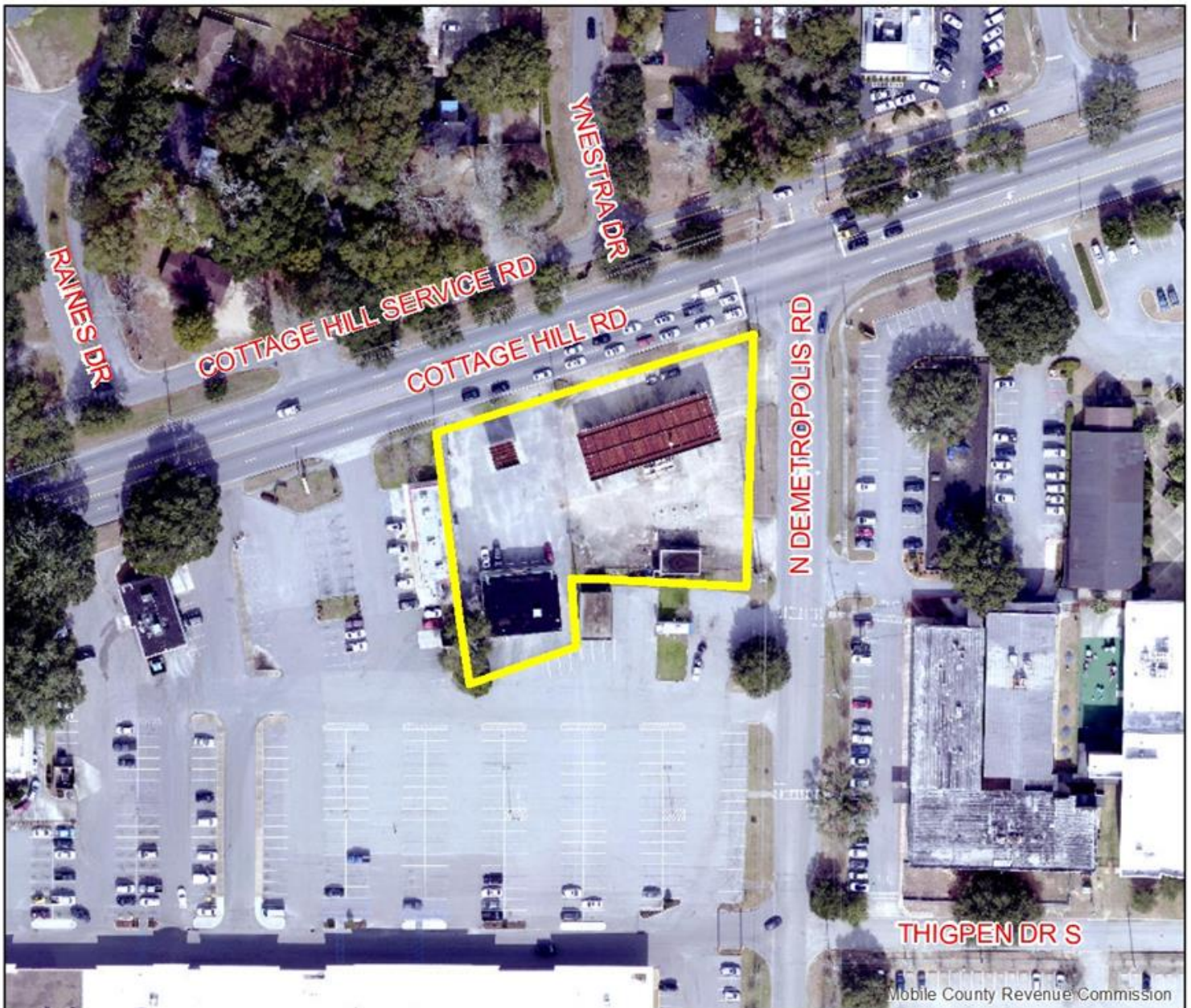
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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

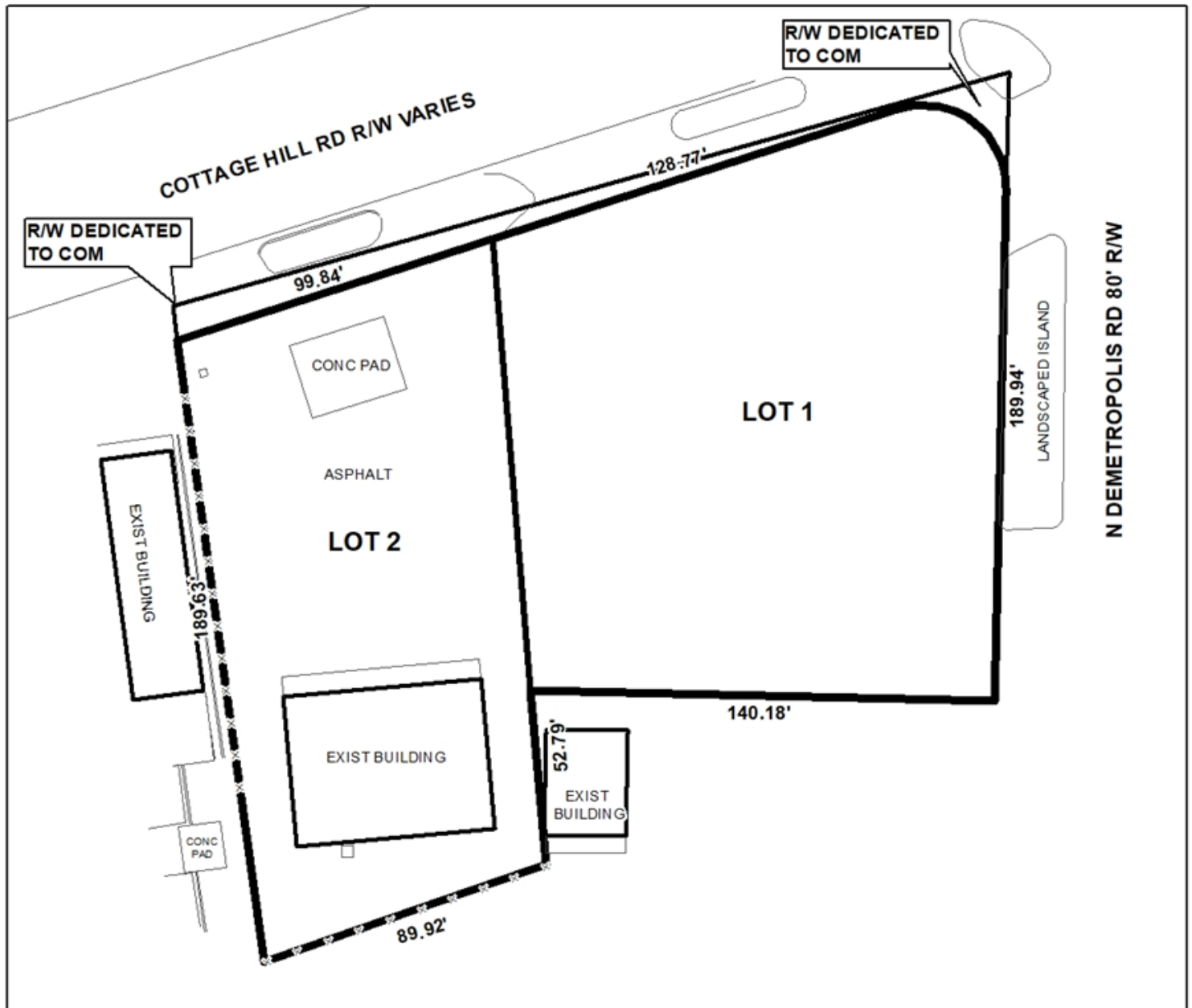


The site is surrounded by miscellaneous residential and commercial units.

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EXIST SITE PLAN



The site plan illustrates the existing buildings.

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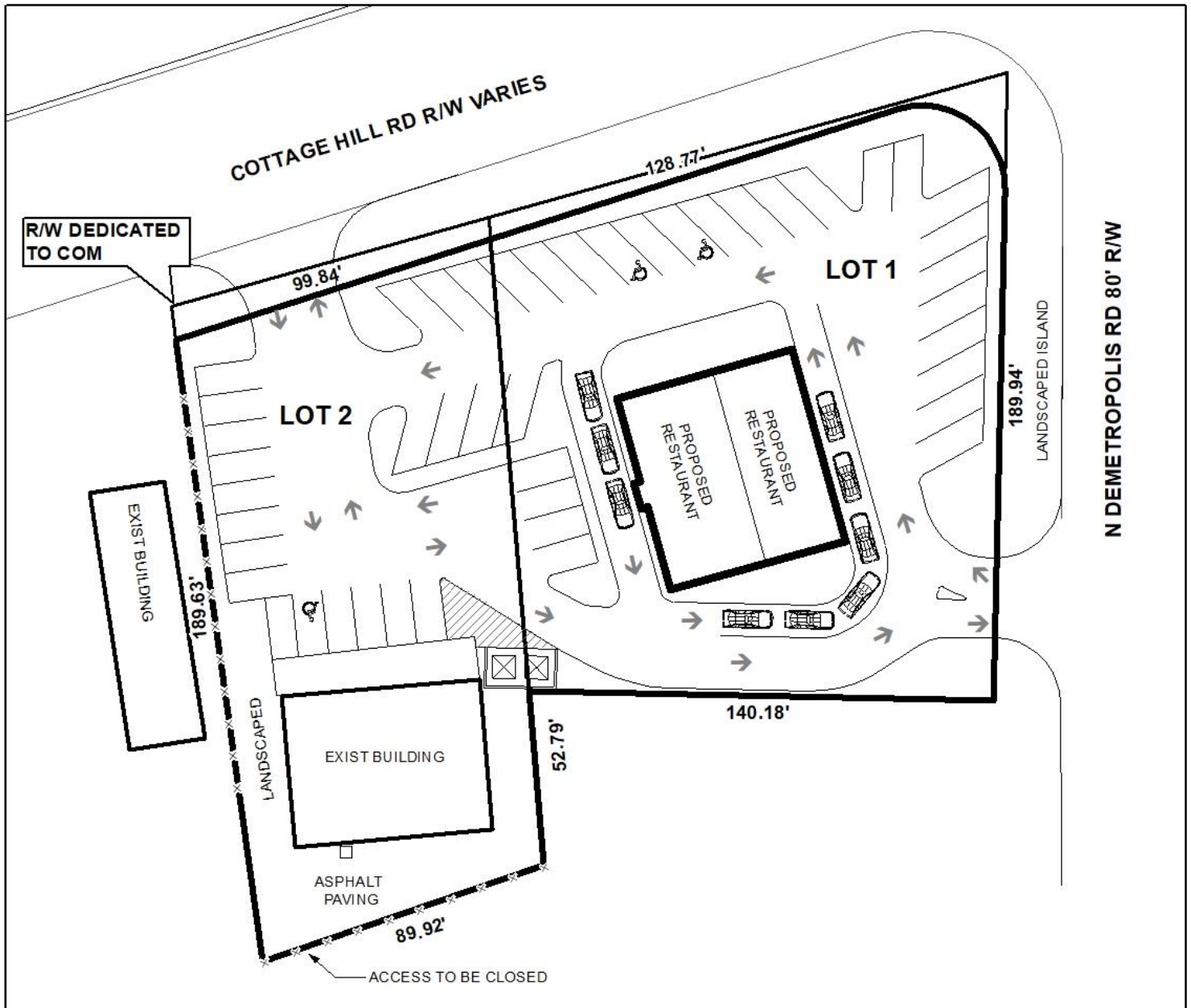
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PROPOSED SITE PLAN



The site plan illustrates the existing buildings, proposed buildings, and proposed parking.

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