

**ZONING AMENDMENT,  
& SUBDIVISION STAFF REPORT****Date: February 1, 2007****APPLICANT NAME**

Hillcrest Commons, Inc.

**SUBDIVISION NAME**

Hillcrest Commons Subdivision, Phase Two

**LOCATION**Southeast corner of Chandler Street and Rosedale Avenue  
(Prescriptive right-of-way to be vacated)**CITY COUNCIL  
DISTRICT**

District 6

**PRESENT ZONING**R-1, Single-Family Residential District and B-2,  
Neighborhood Business District**PROPOSED ZONING**

B-2, Neighborhood Business District

**AREA OF PROPERTY**

1 Lot / 1.1± Acres

**CONTEMPLATED USE**

Parking lot.

**It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.**

**REASON FOR  
REZONING**

Applicant is requesting rezoning of the site to allow the construction of parking lots for Hillcrest Commons, Phase 1, located directly South of the subject property.

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediate

**ENGINEERING  
COMMENTS**

Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING  
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

**URBAN FORESTRY****COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

**FIRE DEPARTMENT****COMMENTS**

No comments.

**REMARKS**

The applicant is requesting Rezoning and Subdivision Approvals to allow parking lots for adjacent development and to create a legal lot of record. Automotive parking lots are allowed by right in a B-2, Neighborhood Business District.

The 1.1 acre  $\pm$  subdivision site is currently undeveloped. West of the site is undeveloped property that is either R-1 or B-2, and fronts either Hillcrest Road or Chandler Street. North of the site is a developed site in a B-3 district, and undeveloped land in an R-3 district. East of the site are single-family homes in an R-1 district, while South of the site is commercial development in B-1 and B-2 districts.

As the application is to provide parking for Hillcrest Commons, a commercial development to the South that includes a planned unit development, a PUD application should accompany this combined application. The expansion of Hillcrest Commons was approved by the Planning Commission in July 2006, and included rezoning, subdivision, and a planned unit development. As this application will extend the Hillcrest Commons development, the existing PUD should be amended, and a site plan should be provided showing the parking area and access.

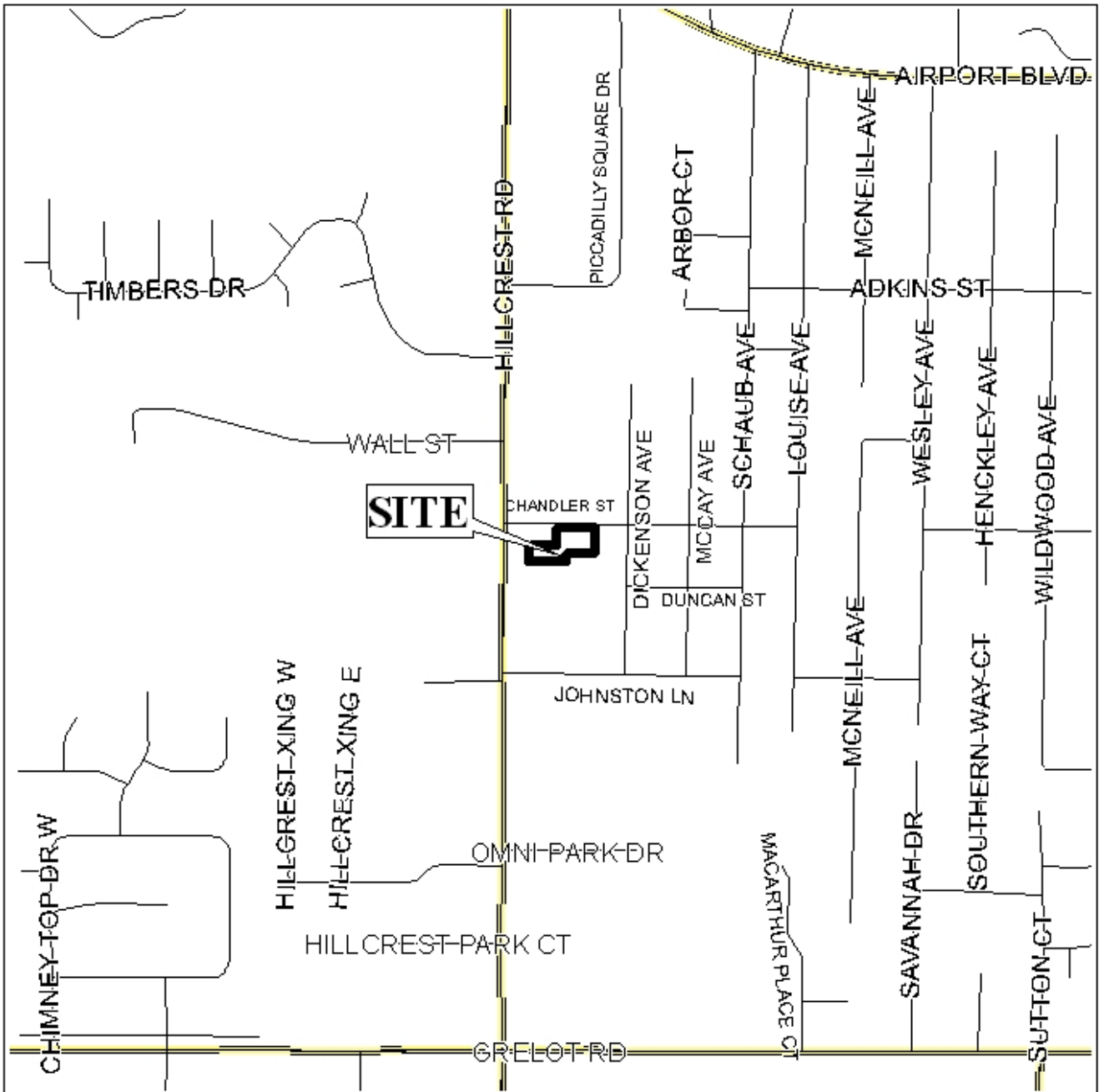
**RECOMMENDATION**

**Rezoning:** Based upon the preceding, the Rezoning request is recommended for Holdover until the March 1<sup>st</sup> meeting to allow the applicant to submit an application by February 5<sup>th</sup>, 2007 to amend and expand the existing planned unit development for Hillcrest Commons.

**RECOMMENDATION**

**Subdivision:** Based upon the preceding, the Subdivision request is recommended for Holdover until the March 1<sup>st</sup> meeting to allow the applicant to submit an application by February 5<sup>th</sup>, 2007 to amend and expand the existing planned unit development for Hillcrest Commons.

# LOCATOR MAP



APPLICATION NUMBER 13 & 14 DATE February 1, 2007

APPLICANT Hillcrest Commons Subdivision, Phase Two

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



NTS

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by mixed landuse.

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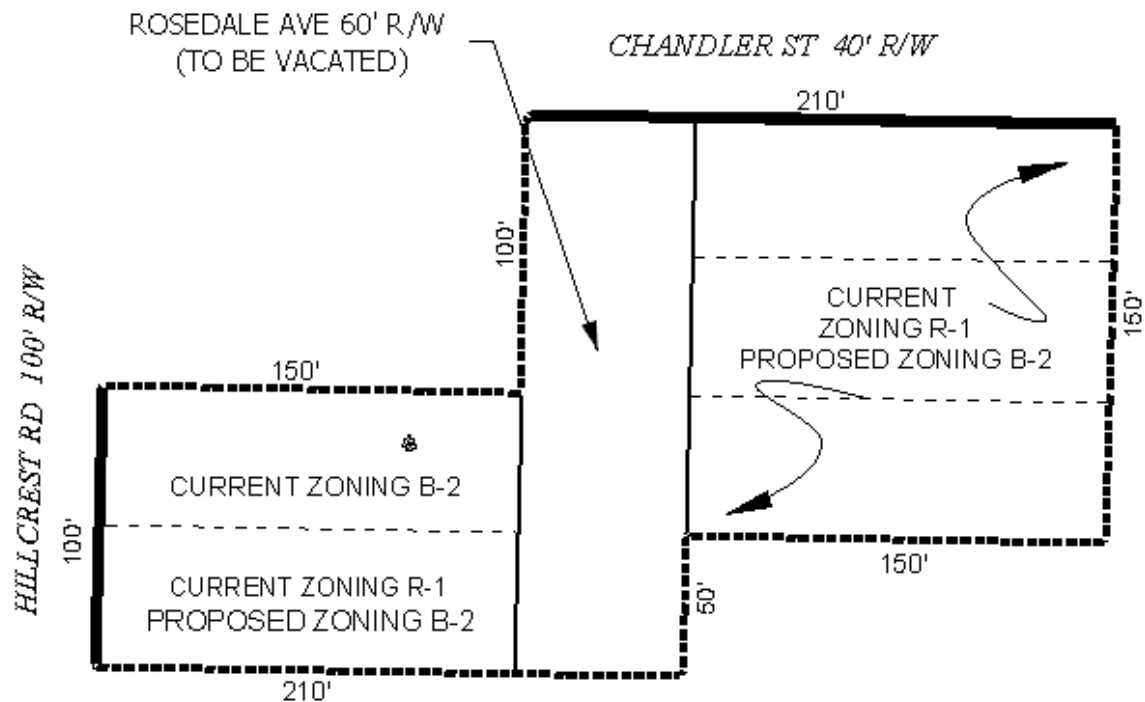
REQUEST Subdivision, Rezoning from R-1 and B-2 to B-2

LEGEND 

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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## DETAIL SITE PLAN



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