

PLANNING & ZONING COMMISSION
Work Session Minutes
April 5, 2010

COMMISSIONERS PRESENT

James Duggan, Chairman
Craig Perry, 1st Vice Chair
David Downs
Christopher Caso, 2nd Vice Chair
Michael Coleman
Jim Norton
Tracey Dry
Doug Hazelbaker

STAFF PRESENT

Phyllis Jarrell, Director of Planning
Tina Firgens, Planning Manager
Kate Perry, Sr. Planner
Eric Hill, Planner
Paige Mims, Assistant City Attorney

Chairman Duggan called the meeting to order at 6:10 p.m.

1. Discussion and Direction on the residential uses in a portion of the Research/Technology Center zoning district east of Los Rios Boulevard.

Kate Perry, Sr. Planner, gave the Commission a brief history of this item. Ms. Perry stated that the Research/Technology Center District (RT) was designated in 1998 to create a low density employment center consisting of office, research and development facilities, and limited assembly operations. The district contains approximately 777 acres of land zoned RT and another 190 acres at the eastern end zoned Planned Development-202-Research/Technology Center (PD-202-RT) for a total of 967 acres.

In 2008, PD-202-RT was created to provide more use options for development of property in the eastern portion of the district where some of the properties are smaller and have more topographic constraints. A number of commercial uses such as mini-warehouse/public storage, commercial amusement (indoor), veterinary clinic, and dance/gymnastics studio were added to those already allowed in the base RT zoning district. Also in 2008, Planned Development-207-Retail (PD-207-R) was created at the northeast corner of the State Highway 190

and Renner Road, rezoning 120 acres from RT. This PD allows for office, hotel, retail, restaurant, and multifamily residential uses in a quasi mixed use district.

During the discussions which resulted in the creation of PD-202-RT, the possibility of residential development in the eastern part of the RT district was also discussed with the Planning & Zoning Commission. At that time, the Commission determined that they would not proactively rezone this area for residential uses but noted that specific applications would be considered. The 2nd Vice Chair Report summarizing the Commission's evaluation of this issue was provided to the Commission.

Ms. Perry stated that two zoning petitions have been filed requesting to rezone portions of the RT to allow residential uses. Given the Commission's direction in 2008, staff believes it is appropriate to revisit this issue with the Commission prior to consideration of these zoning petitions and update the Commission regarding any new information (since 2008) that needs to be considered.

Even though specific zoning petitions have been submitted, in the interest of preserving the integrity of the public hearing process for those zoning petitions, and in order to comply with legal requirements for noticing public hearings, Ms. Perry recommended that discussion of this particular agenda item must remain focused on the appropriateness of residential within the district in general. Separate public hearings are scheduled for discussion and consideration of the specific zoning petitions at a later date.

Staff provided the Commission with additional supporting information for the Commission's consideration. This information was obtained from analysis by several city departments as to the suitability of residential use, the availability of adequate utilities and infrastructure, and the ability to provide services to the area if it were to develop residentially. Similar information was provided to the Commission in 2008 and this information has been updated for the Commission's consideration today.

Doug Johnson, representing IDI, was available to answer any questions. Mr. Johnson stated that IDI owns approximately 63 acres in the proposed area. He stated that IDI had been in contact with the Parks Department, Fire Department, and home owners in the area gathering information and doing research, and the general consensus was positive for the development of more residential uses.

The Commission had several questions and comments regarding Fire and EMS response time, insurance rates, Fire Station No. 3 being relocated, noise from the gun firing range, the expense of expanding sanitary sewer capacities, sound mitigation for homes, and quality of life.

After considerable discussion, First Vice Chair Perry requested additional information from any studies regarding noise from the gun firing range and the impact of wind direction in relation to the noise.

Chairman Duggan requested an updated list of construction/developments in the RT area since the October 2008 Planning & Zoning Commission meeting.

There being no further questions or discussion, Chairman Duggan adjourned the meeting at 6:48 p.m.

Planning & Zoning Commissioner

xc: Honorable Mayor and City Council
Thomas H. Muehlenbeck, City Manager