



## Legislation Text

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**File #:** 24-1031, **Version:** 1

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An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 27.65 Acres from R4A (Multiple-Family District) to R4D (Multiple-Family District) with the Condition that the Maximum Height is 75 Feet, Owl Creek Phase 2 Rezoning, 3380 Nixon Road (CPC Recommendation: Approval - 9 Yeas and 0 Nays) (ORD-24-14)

Approval of this resolution will rezone this 27.65 acre parcel from R4A (Multiple-Family District) to R4D (Multiple-Family District) with the condition that the maximum height is 75 feet, to allow the construction of the Owl Creek Phase 2 Site Plan, a 131-unit, 99,985 square foot residential building on the site of Owl Creek Phase 1. The building will be fully electric and new solar panels on the site will generate 10,000 kwh annually. There will be a net loss of eight parking spaces on the site, from 548 to 540, and a net gain of 10 installed and 86 capable EV parking spaces (currently zero).

The City Planning Commission determined that the proposed rezoning is consistent with the adjacent zoning, the surrounding land uses, and the City's Comprehensive Plan and recommended approval of the request at its meeting of February 22, 2024.

Attachments: February 16, 2024  
Planning Staff Report  
February 22, 2024 Planning Commission Minutes (see related files)  
Letter offering conditions

Prepared by: Jill Thacher, City Planner  
Reviewed by: Brett Lenart, Planning Manager  
Derek Delacourt, Community Services Area Administrator

Approved by: Milton Dohoney Jr., City Administrator  
(See Attached Ordinance)