



Legislation Text

File #: 20-0657, **Version:** 1

An Ordinance to Amend Chapter 55 (Unified Development Code), Zoning of 4.5 Acres from PUD (Planned Unit Development) to C3 (Fringe Commercial district), MMG Plymouth Road Mixed Use Rezoning, 3611-3621 Plymouth Road, (CPC Recommendation: Approval - 9 Yeas and 0 Nays) (Ordinance No. ORD-20-19)

Approval of this ordinance will zone a 4.5-acre parcel from PUD (Bolgos Property Planned Unit Development district) to C3 (Fringe Commercial district) to allow the site to be redeveloped with a new hotel and renovated restaurant.

The Master Plan's 8 elements, taken together, seek to guide the City towards sustainability, conservation, and increasing livability, affordability, transportation choices, and denser, mixed uses on vibrant, active, friendly streets. The Land Use element recommends "mixed uses" for the site. The Bolgos Property PUD was originally approved in 1973 and amended in 1982 and 1986. A portion was rezoned to C3 in 2015 related to the redevelopment into Plum Market. The PUD only allows relatively small, two-story hotels, a one-story restaurant, and one additional retail or office building. With the proposed rezoning, the entire Bolgos Property PUD will be rezoned to C3.

Accompanying the rezoning petition, as a separate submittal, is a planned project site plan petition to demolish one of the existing two hotel buildings, construct a new hotel, and renovate the existing restaurant. Planned project modifications are sought to increase height and eliminate the maximum front setback requirement.

The City Planning Commission determined that the proposed zoning is consistent with the adjacent zoning, the surrounding land uses, and the City's Master Plan and recommended approval of the request at its meeting of May 5, 2020. At that meeting, the Planning Commission raised questions regarding the current status of the property's use, which is shared in the attached memorandum dated May 12th.

Attachments: May 5, 2020 Planning Staff Report
May 5, 2020 Planning Commission Minutes
Ordinance to Amend Chapter 55
May 12, 2020 Memo on Current use of property
Proposed Ordinance

Prepared by: Alexis DiLeo, City Planner

Reviewed by: Brett Lenart Planning Manager
Derek Delacourt, Community Services Area Administrator

Approved by: Tom Crawford, Interim City Administrator
(See attached ordinance)