



## Legislation Text

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**File #:** 2018-3798, **Version:** 3

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Consider approval of an Ordinance for PD-293-LI, Sherrill Acres, a zoning change request from LI (Light Industrial) to PD-293-LI (Planned Development 293 -Light Industrial) to allow the subdivision of the property into two lots, allowing the retention of the existing office on proposed Lot 2B1 and the approval of Concept Plan for proposed Lot 2B2 for a future office building, containing 1.44 acres of property located at 1703 East Belt Line Road, and authorizing the Mayor to sign.

### **Fiscal Impact:**

None

### **Staff Recommendation:**

On March 27, 2018, the City Council approved this Planned Development District request, subject to the conditions being incorporated into the PD as recommended by the Planning and Zoning Commission.

On February 15, 2018, the Planning and Zoning Commission recommended approval of PD-293-LI, Sherrill Acres, the following conditions will be incorporated as PD Conditions:

1. Approval of a Detail Site Plan shall be required prior to the development Lot 2B2.
2. The hike and bike trail shall be constructed by the property owner/developer from the southern property line to Belt Line Road prior to the certificate of occupancy for the development on Lot 2B2 or within five years, whichever occurs first.
3. The occupants of the building on Lot 2B2 shall be permitted to advertise on the existing monument sign located on Lot 2B1.
4. The occupants of Lot 2B1 shall retain the right to use the existing dumpster located on Lot 2B2.
5. Variances to the Landscape Ordinance.

The Planning Department recommends approval.

### **Goal Icon:**

**Business Prosperity**