**Draft Minutes for the September 8, 2021 Planning Commission Regular Meeting**

**B) SUP21-269 Public hearing and recommendation to City Council regarding a proposed rezoning to apply a Special Use Permit to allow a variety of residential and non-residential development on approximately 49.5 acres out of the A-103, Sarah Dewitt Survey, addressed at 614 & 720 W. Zipp Road from "R-1A-6.6" Single Family District to the following zoning districts with additional conditions: "R-1A-6.6" Single-Family, "R-1A-4" Single-Family Small Lot, "C-1A" Neighborhood Business and "C-1B" General Business.** *Applicant: Land Consultants Ltd., Co. - Caren Williams-Murch; Case Manager: Matthew Simmont.*

Mr. Simmont presented.

Chair Edwards asked if there were any questions for staff.

Commissioner Reaves asked for clarification on a condition of approval that was recommended on a previous special use permit request by the applicant that restricted windows and balconies on second story buildings within the development.

Mr. Simmont stated the condition is not currently listed as a staff recommendation but can be included in the Commission's recommendation to City Council as a condition of approval.

Discussion followed.

Vice Chair Laskowski asked for clarification on access to the property connecting to Walnut Avenue.

Mr. Simmont stated an access layout has not been provided to staff as the design for access is typically included with master plans.

Discussion followed regarding access and block length.

Chair Edwards asked if the applicant would like to speak.

Caren Williams-Murch introduced herself as the applicant and described the history of the previous special use permit request to the Commission. Ms. Williams -Murch indicated multiple meetings with neighbors had been conducted and the project proposal had been altered to accommodate separation and distancing of two-story buildings from residential property adjacent to the subject property. She further indicated the C-1A district had been selected to ensure neighborhood friendly uses would be allowed within the commercial area.

Chair Edwards opened the public hearing and asked if anyone wished to speak.

Lauren Stevenson, 2709 Ridgepath Drive, identified her property as number 27 on the notification map. She stated she believes the proposal is a fair compromise but expressed concerns regarding the proposed commercial uses closer to Klein Road. She asked the Commission to consider ensuring homes would be built between the adjacent residential property and the proposed commercial property.

Jyoti Canton, 2713 Ridgepath Drive, identified her property as number 25 on the notification map, expressed concerns regarding the proposed site plan being unclear and the proposed buffering between the existing residential uses and proposed commercial uses.

Chair Edwards closed the public hearing.

Chair Edwards asked if there were any further questions or a motion.

Discussion followed regarding the conditions of approval.

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Motion by Commissioner Reaves, seconded by Commissioner Sonier, to recommend approval to City Council of proposed rezoning to apply a Special Use Permit to allow a variety of residential and non-residential development on approximately 49.5 acres out of the A-103, Sarah Dewitt Survey, addressed at 614 & 720 W. Zipp Road from “R-1A-6.6” Single Family District to the following zoning districts with additional conditions: “R-1A-6.6” Single-Family, “R-1A-4” Single-Family Small Lot, “C-1A” Neighborhood Business and “C-1B” General Business with staff recommendations and a condition to restrict windows and balconies from being constructed on the second story of buildings adjacent to the residential properties on Ridgepath Drive and Ridgeforest Drive. Motion carried (7-1-0) with Commissioner Tubb in opposition.

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