

FINAL ACTION MEMO REGULAR MEETING
Planning Commission Meeting of July 12, 2022

<u>AGENDA ITEM/ACTION</u>	<u>FOLLOW-UP ACTION</u>
<p>1. Call to Order.</p> <ul style="list-style-type: none"> • Meeting called to order at 6:00 p.m. by Chair Firehock. • PC members present were Ms. Firehock, Chair; Mr. Clayborne, Vice-Chair; Mr. Bivins; Mr. Murray; Mr. Missel; and Mr. Carrazana • PC Member absent was: Mr. Bailey • Staff members present were: Charles Rapp, Jodie Filardo, Andy Reitelbach, Andy Herrick and Carolyn Shaffer 	
<p>2. Other Matters Not Listed on the Agenda from the Public</p>	<p><u>Clerk:</u> None</p>
<p>3. Consent Agenda SE2022-16 HTC Area C Block II Sidewalk and Planting Strip Waivers. (Andy Reitelbach)</p> <p>Action: On motion of Commissioner Murray, seconded by Commissioner Clayborne, the Planning Commission approved the Consent Agenda by a vote of 6:0 (Commissioner Bailey absent)</p>	<p><u>Clerk:</u> None</p>
<p>4. Public Hearing</p> <p>4a. ZMA202100011 The Heritage on Rio MAGISTERIAL DISTRICT: Rio TAX MAP/PARCEL(S): 045000000026A2; 045000000026B2; 045000000026B3; 045000000026B4; 045000000026B5 LOCATION: Five parcels of land on the southeast side of Rio Road W., approximately 800 feet northeast of the intersection of Rio Road W. and Four Seasons Drive; 435, 445, 455, and 463 Rio Road W., and an additional parcel located in front of 505 Rio Road W. PROPOSAL: Rezone five parcels to allow a maximum of 250 residential units. PETITION: Request to rezone a total of approximately 8.23 acres from the R6 Zoning District, which allows residential uses at densities up to 6 units/acre, to Planned Residential Development (PRD), which allows residential (maximum of 35 units/acre) with limited commercial uses. A maximum of 250 multifamily dwelling units is proposed, at a gross and net density of 31.29 units/acre. An associated request for a Special Exception (SE202100041) to modify or waive the setback requirements for the proposed buildings, under §18-4.19.5.</p>	<p><u>Clerk:</u> None</p>

<p>ZONING: R-6 Residential – 6 units/acre OVERLAY DISTRICT(S): AIA – Airport Impact Area, EC – Entrance Corridor, and Steep Slopes – Managed PROFFERS: No COMPREHENSIVE PLAN: Urban Density Residential – residential (6.01 – 34 units/acre); supporting uses such as religious institutions, schools, commercial, office, and service uses; and Neighborhood Service Center – commercial, retail, and employment uses with supporting residential (3 – 20 units/acre); in Neighborhood 1 in the Places29 Master Plan area. (Andy Reitelbach)</p> <p>Action: On motion of Commissioner Bivins, seconded by Commissioner Missel, the Planning Commission recommended approval of ZMA2021-11 The Heritage on Rio, for the reasons stated in the Staff Report.</p> <p>Approved by a vote of 6:0 (Commissioner Bailey absent)</p> <p>Action: On motion of Commissioner Bivins, seconded by Commissioner Murray, the Planning Commission recommended approval of SE2021-41 (Sec. 18-4.19.5), a special exception request to modify the stepback requirements for buildings in the development, for the reasons stated in the Staff Report.</p> <p>Approved by a vote of 6:0 (Commissioner Bailey absent)</p>	
<p>5. Committee Reports: None</p>	
<p>6. Old Business / New Business None</p>	
<p>7. Items for follow-up: Comp Plan Work Session follow up in two weeks to review with the Commission.</p>	
<p>Adjourn to Tuesday, July 26, 2022, at 4:00 p.m., Virtual Hybrid Meeting. The meeting adjourned at 8:00 p.m.</p>	