



Delaware and Powers Development Rezoning and Planned Development Plan

Resolution 13-2019

October 28, 2019

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Requested Planning Commission Action

Request to recommend approval to city council of a Rezoning and
Planned Development Plan

At 241 W. Powers Avenue

- The applicant requests to rezone 8.8 acres from I-P and I-P PDO to PD-R for development of up to 85 single family homes

Overview

- Process
- Application Details
- Review Criteria & Analysis
- Recommendation
- Planning Commission Action

Process

➤ Rezoning and Planned Development Plan

- (approval, denial, or tabled to a date certain by planning commission at tonight's hearing)
- Subdivision (approval by city council)
- Site Development (administrative review and approval)

Application Details

- Progress Park Neighborhood
- Delaware and Powers Street
- Reviewed for consistency with the 2014 Comprehensive Plan



Background

- The Property is a remaining undeveloped portion of the Norgren Company, located to the north
- The Property is surrounded by industrial on the north and multi-family development on the west, south and east
- A PDO was approved in 2017 for a self-storage facility on a portion of the Property, but was not built.



Application Details

Concept Plan

- Max. 85 Homes
- 10 dwelling units per acre
- Pocket Park
- Internal pedestrian circulation
- Guest Parking



Application Details

Concept Elevations



Review Criteria & Analysis

Community Development and Public Works Departments

Consistency with the 2014 Citywide Plan and the 2000 Progress Park Neighborhood Plan



Consistent with PD-R zoning



Economic Development Department

Consistency with the 2014 Citywide Plan



Recommendation

Staff recommendation: Mixed

Community Development and Public Works: Approval

Economic Development: Denial

Planning Commission Action

Applicant is requesting to rezone from I-P and I-P PDO to PD-R

Options:

- Approval
- Approval with conditions
- Denial
- Continue to a Date Certain