

ZA-15-12: Butterfield-MWest

Request

Rezone an approximately 19.5-acre portion of an approximately 31-acre site from Industrial (PUD) to the R-3 Medium-Density Residential Zoning District

Planning Commission Recommendation

City Council not approve the Zoning Amendment until after the applicant has completed the Master Plan process with the Planning Commission

Staff Recommendation

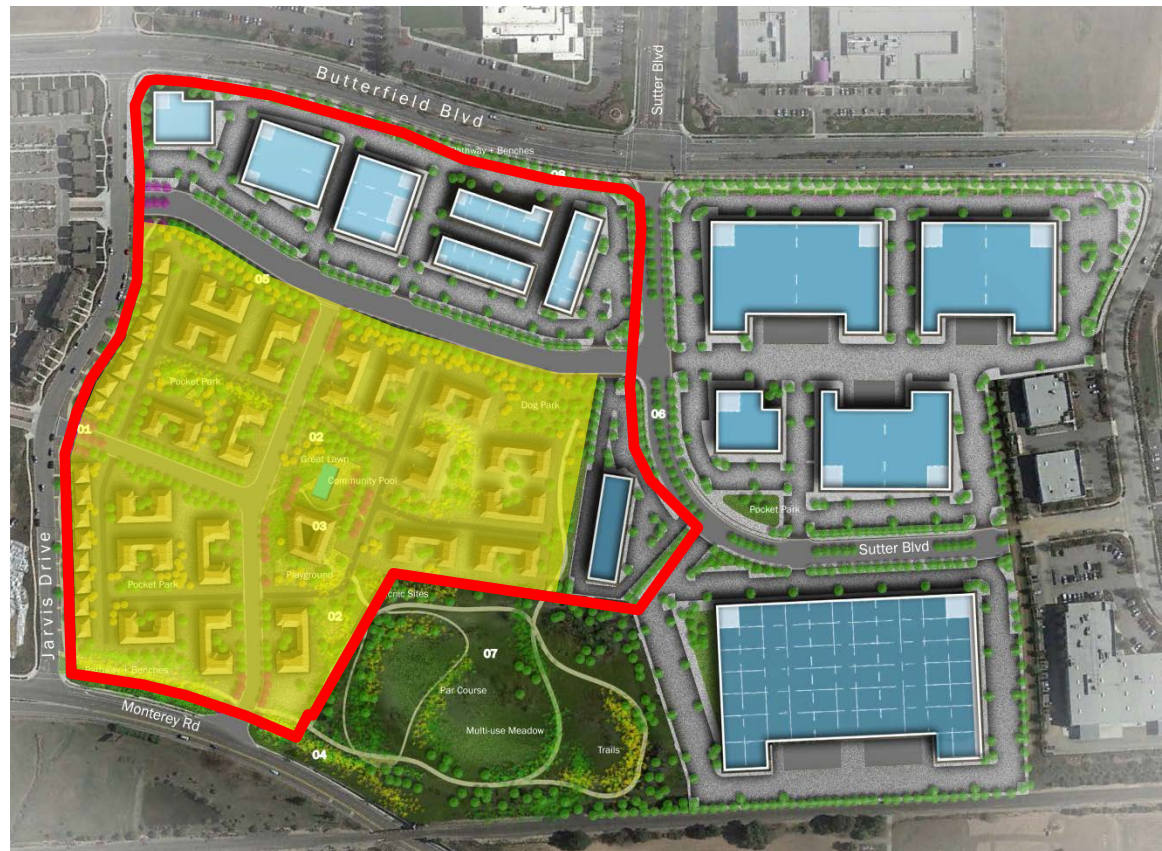
Approve Zoning Amendment and Confirm “Master Plan” (Concept Plan) Goal



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Master Plan (Concept Plan)

- Include a dialogue w/ the Business Park and Residential
- Address various commitments made by the applicant
- Completed prior to November 2015



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Rational for Recommendation

1. Rezoning to R-3 Medium-Density Residential will bring the subject site into conformance with the underlying Multi-Family Medium General Plan Land Use designation and allow the project to compete in RDCS.
2. The developer is committed to working with the City on a Concept Plan for the industrial and residential components of the project and Industrial and RDCS Development Agreements to memorialize the developers commitments, including specific milestones related to coordinating progress of the residential and industrial development.

