

MEMORANDUM



TO: MASTER PLAN & ZONING COMMITTEE
FROM: MARK SPENCER, A/CP, PLANNER
SUBJECT: RECOMMENDED TC COMMERCIAL CHANGE
DATE: DECEMBER 17, 2009

As part of the Master Plan Review process, the Planning Staff has recommended minor changes to the Future Land Use Map to reflect the historic or change of use of the properties.

The Planning Staff recommends amending the Future Land Use Map to remove a 2.2 acre parcel from the Office Commercial use area and place it in the adjacent Town Center Commercial use area. This parcel is located on the southeast corner of Crescent Boulevard and Town Center Drive. The property is owned by Town Center Investors and is developed as a parking lot to support the Town Center retail center development owned by the same firm. The property owner has petitioned the City to rezone this and other properties from OSC, Office Service Commercial to TC, Town Center.

Staff supports this amendment since it will be likely to have little future impact since the parcel is developed and due to its size and shape it could only support a very small amount of retail. Since the property is currently in the Office Service Commercial zoning district it could currently be developed for retail.

Please contact me if you have any questions on this recommendation.

TOWN CENTER PROPOSED FUTURE LAND USE MAP CHANGES

