

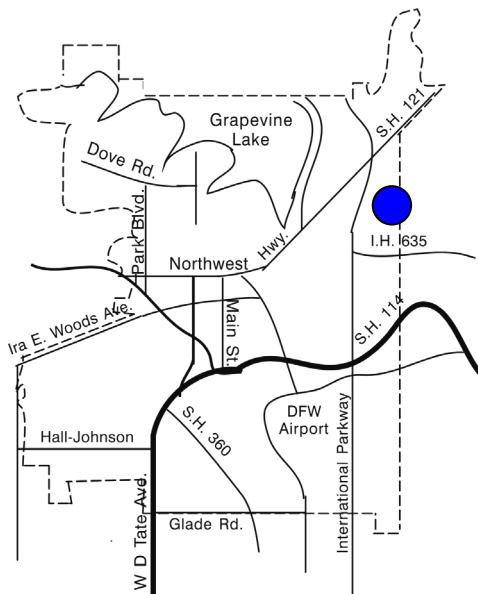
AMENDED MEMO

TO: HONORABLE MAYOR, CITY COUNCIL MEMBERS AND THE PLANNING AND ZONING COMMISSION

FROM: BRUNO RUMBELOW, CITY MANAGER
ERICA MAROHNIC, PLANNING SERVICES DIRECTOR

MEETING DATE: JUNE 21, 2022

SUBJECT: DEVELOPMENT SERVICES TECHNICAL REPORT OF ZONE CHANGE APPLICATION Z22-02, 2100 STATE HIGHWAY 26



APPLICANT: Bridge Investment Group, Conner Tamlyn

PROPERTY LOCATION AND SIZE:

The subject property is addressed as 2100 State Highway 26 and located at the northeast corner of Genesis Way and State Highway 121. The site contains approximately 10.86 acres and has approximately 482 feet of frontage along Fellowship Way, 1,077 feet of frontage along Genesis Way, and 546 feet along State Highway 121.

REQUESTED ZONE CHANGE AND COMMENTS:

The applicant is requesting to rezone 10.86 acres from "CC," Community Commercial District to "BP," Business Park District for the development of an 182,280 square foot office/warehouse building with associated vehicle maneuvering and parking.

PRESENT ZONING AND USE:

The property is currently zoned "CC," Community Commercial District and is undeveloped.

HISTORY OF TRACT AND SURROUNDING AREA:

The subject and surrounding properties were zoned "I-1", Light Industrial District prior to the 1984 City-wide rezoning.