

Power and Chandler Heights Retail Center (P20-0206)

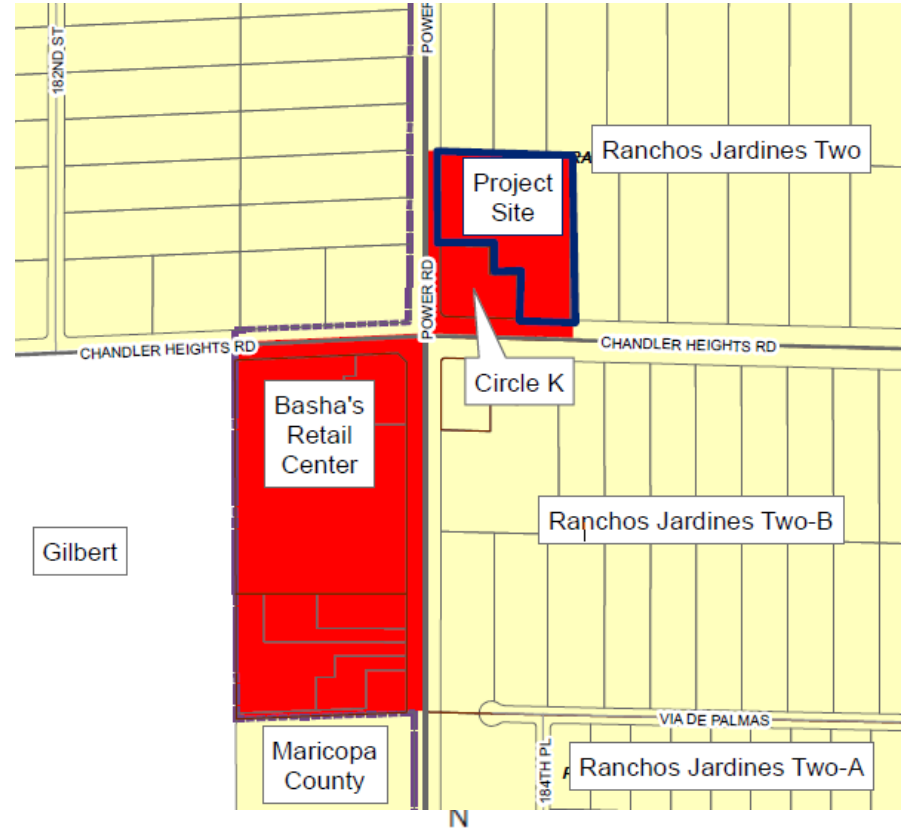
Town Council
May 19, 2021



General Site Info.: 4.9 acres, NEC Power/Chandler Heights



General Plan: Commercial

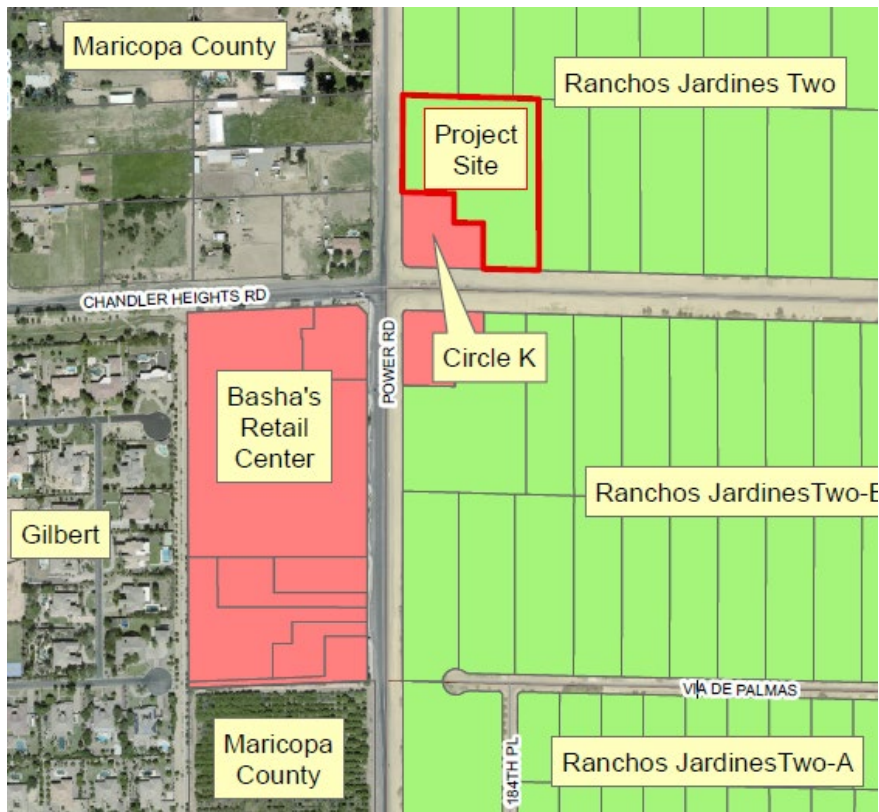


Request

- Rezone from R1-43 to C-2 consistent with General Plan
- Site Plan to be submitted in the future.
 - 30-foot landscape buffer required adjacent to the residentially zoned properties.
 - All other C-2 ordinance requirements apply.



Existing Zoning: R1-43



Proposed Zoning: C-2



Neighborhood Meeting



- February 25, 2021: 2 attendees
- Questions were raised regarding:
 - Site plan submittal
 - Amended CC&Rs
 - Prevention of future commercial rezoning
- Following the neighborhood meeting staff received one letter in opposition stating concerns with CC&R conflicts, additional traffic, noise, parking lots and additional buildings.
- Staff received letters/emails of support from the owner of two adjacent lots to the north and the adjacent property owner to the east.

Planning Commission

- Recommended approval with an added Condition of Approval to build a block wall along the eastern property line with a vote of 7-0.
- No comments from the general public

