

PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-110

PC Meeting Date: 09-14-15

Applicant Request

Mandatory Referral: Sewer Easement Abandonment

Property Location:	751 Riverfront Parkway
Property Owner:	District at Cameron Harbor, LLC/Aaron White
Applicant:	District at Cameron Harbor, LLC Aaron White

Project Description

- Proposal: Abandon two existing unused sewer easements for new residential development.

Site Analysis

Site Description

- Location: The sewer easements are on a parcel of land located on the west side of Riverfront Parkway at Molly Lane.
- Current Access: Molly Lane and Riverfront Parkway
- Current Land Uses: The site is currently being developed for residential uses. The property to the north is an office use. The properties to the west and south are also being developed for residential uses.

Zoning History

- The site is currently zoned C-3 Central Business Zone.
- The site was rezoned from M-1 Manufacturing Zone to C-3 Central Business Zone in 2014 (Ordinance #12895).
- The property to the north is zoned M-1 Manufacturing. The property to the east across Riverfront Parkway is zoned M-1 Manufacturing. The properties to the south and west are zoned C-3 Central Business Zone.

Plans/Policies/Regulations

- The Downtown Plan (adopted by City Council in 2004) recommends mixed-use and residential for this area.

Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area due to its necessity for implementing a residential/mixed-use development on the site.
- New development will be required to install new connections to the existing sewer line.

Staff Recommendation

Approve.