Joint Hearing - MCC & PC
Z-9444-2022
Ex 118

CPC FORM

COMMUNICATION: PLANNING COMMISSION

MEMORANDUM TO: Mayor and City Council

FROM: Planning Commission

DATE: March 2, 2023

SUBJECT: Z-9444-2022 -- To rezone from C-2 to MXD and establish a new sketch plan for Lakeforest Mall, in accordance with § 24-160D.9(a) "Application for the MXD Zone and sketch plan approval" of the City Code. The Application proposes up to ±1.2 million square feet of commercial uses and up to 1600 residential units on approximately 102 acres.

The Planning Commission, during its regular meeting on March 1, 2023, discussed application Z-9444-2022. The Commission made note of the following:

- The Applicant should include the proposed Transit Center operations in the required TIS at SDP
- That the existing tree save area was of low retention value
- That daylighting a pipe thirty feet down was not realistic for this project
- That the SDP should reflect a truly unique development and not just combining aspects of other MXD zoned projects.

At its regular meeting on March 1, 2023, the Planning Commission made the following motion:

> Commissioner Wessell moved, seconded by Commissioner Winborne, to recommend to the Mayor and City Council, APPROVAL of zoning map amendment application Z-9444-2022 based upon the evidence of record.
> Vote: 4-0

Planning & Code Administration Director John Schlichting