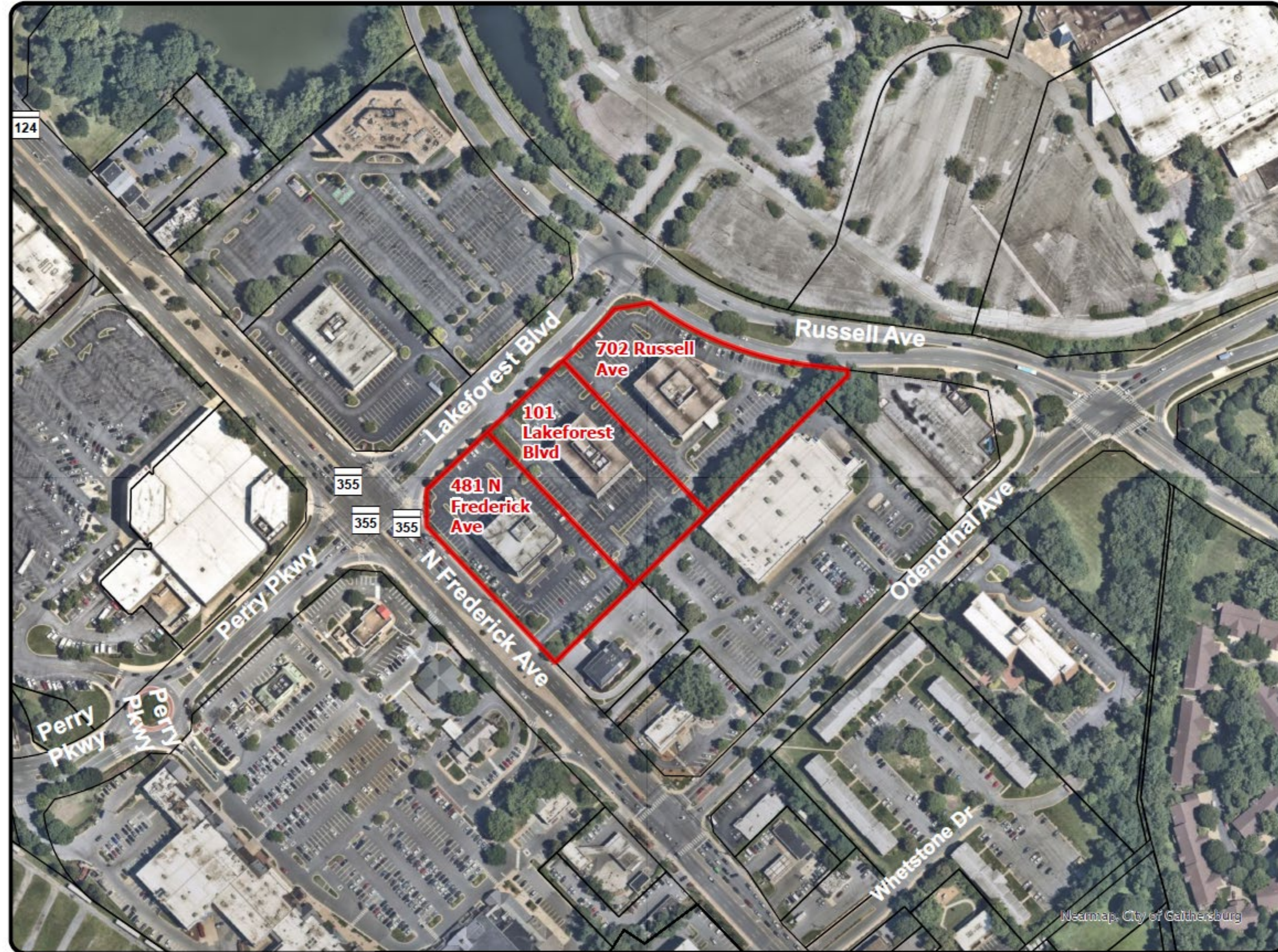


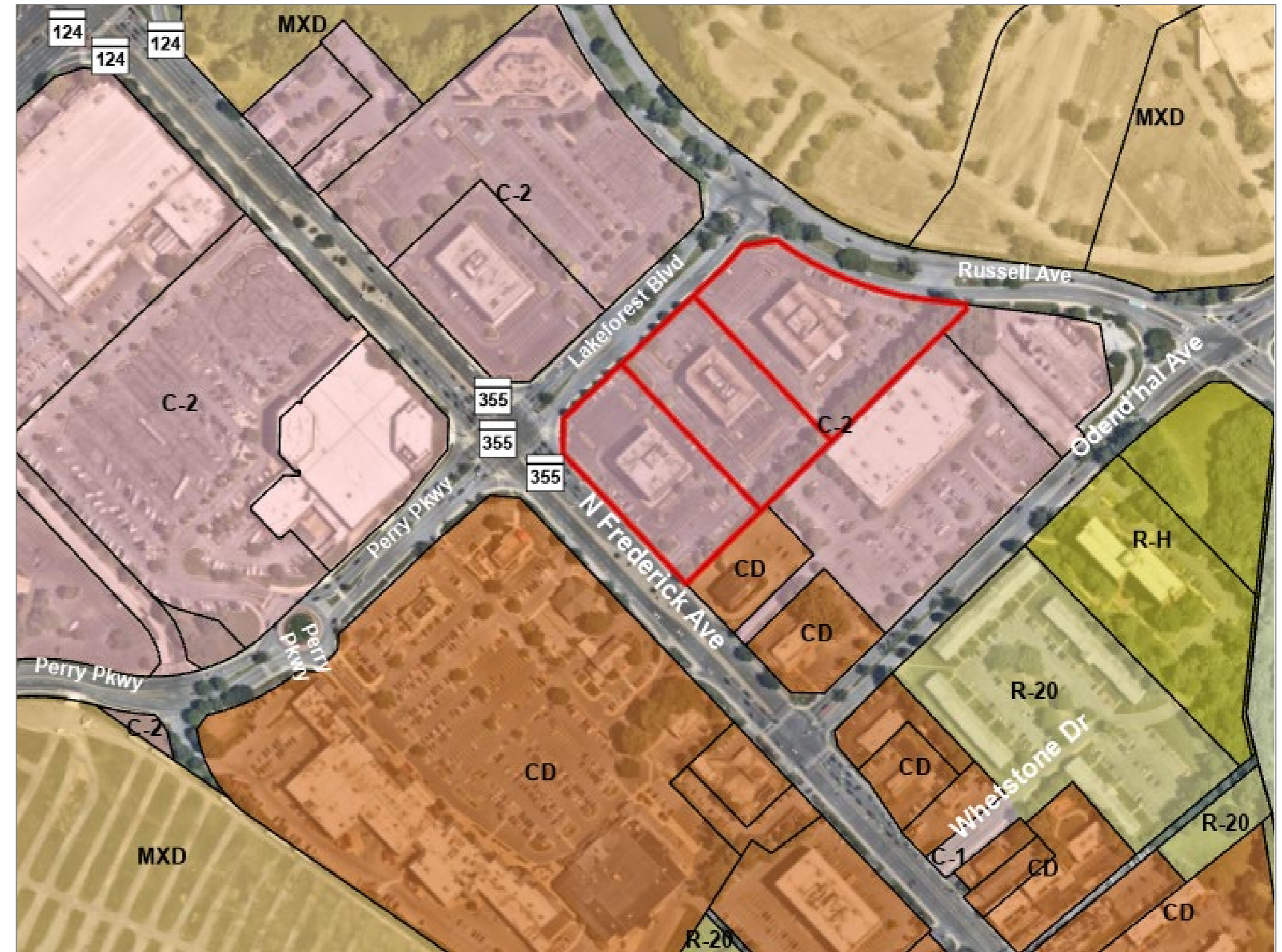
Recommendation to Mayor & City Council: Z-9928-2024

*Planning Commission Meeting
June 4, 2024*

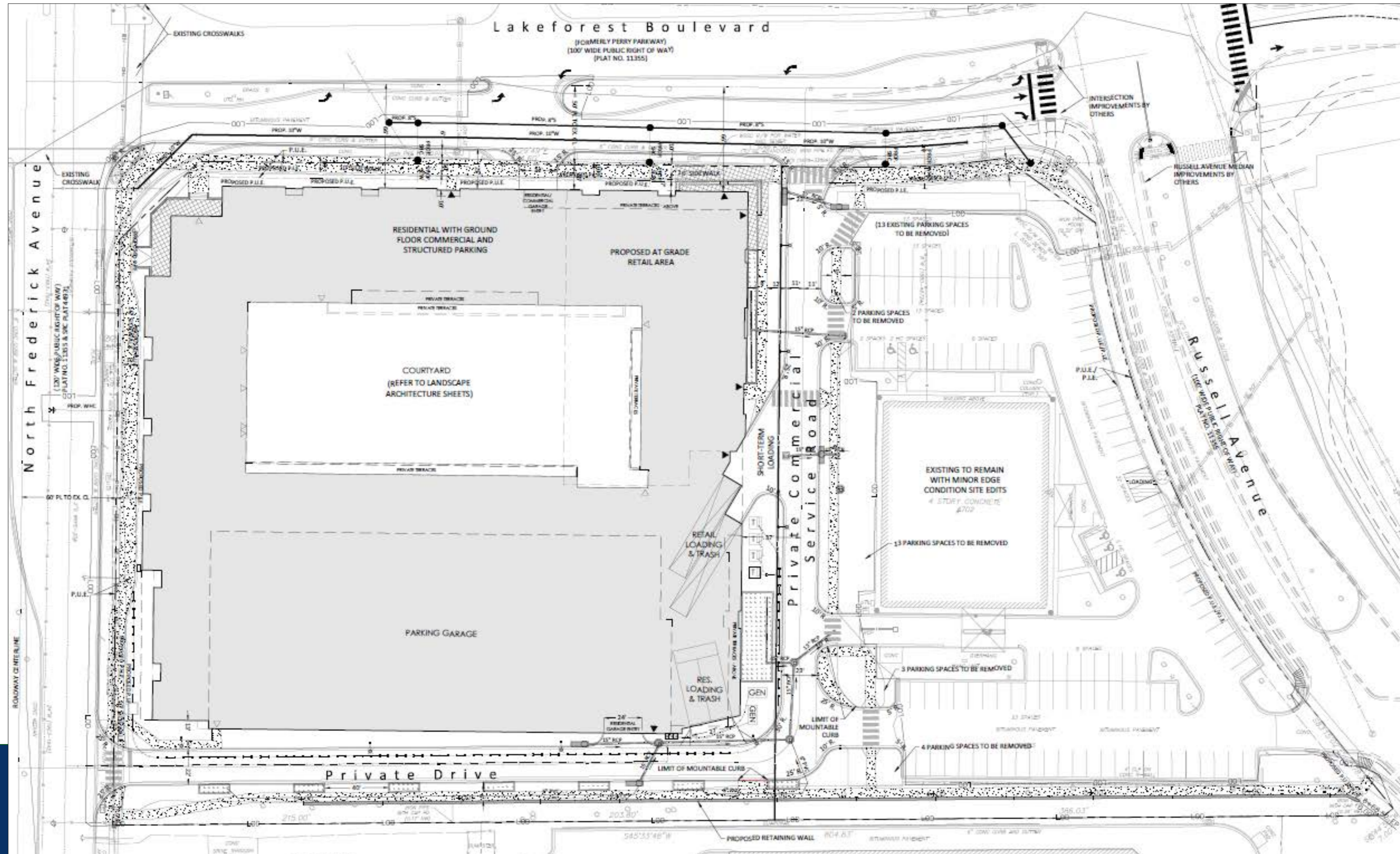


Z-9928-2024 Proposal

- Rezone from C-2 (General Commercial) to CD (Corridor Development)
- Complies with the 2009 Master Plan



Z-9928-2024 Proposal



Z-9928-2024 Proposal



VIEW LOOKING EAST - FROM N FREDERICK AVE



VIEW LOOKING SOUTHEAST - FROM LAKEFOREST BLVD



VIEW LOOKING WEST - FROM COMMERCIAL SERVICE ROAD



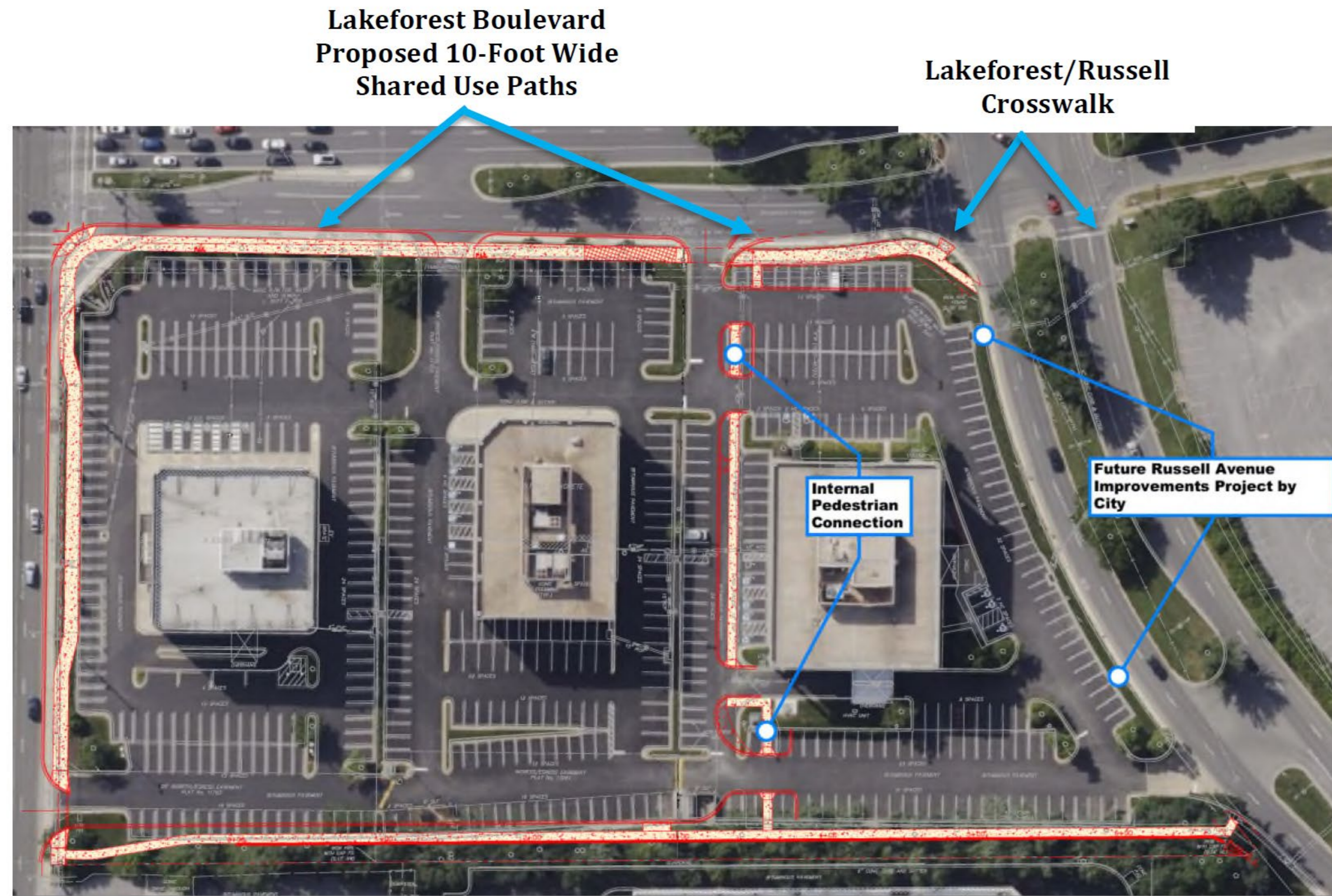
VIEW LOOKING NORTH - FROM N FREDERICK AVE

Joint Public Hearing

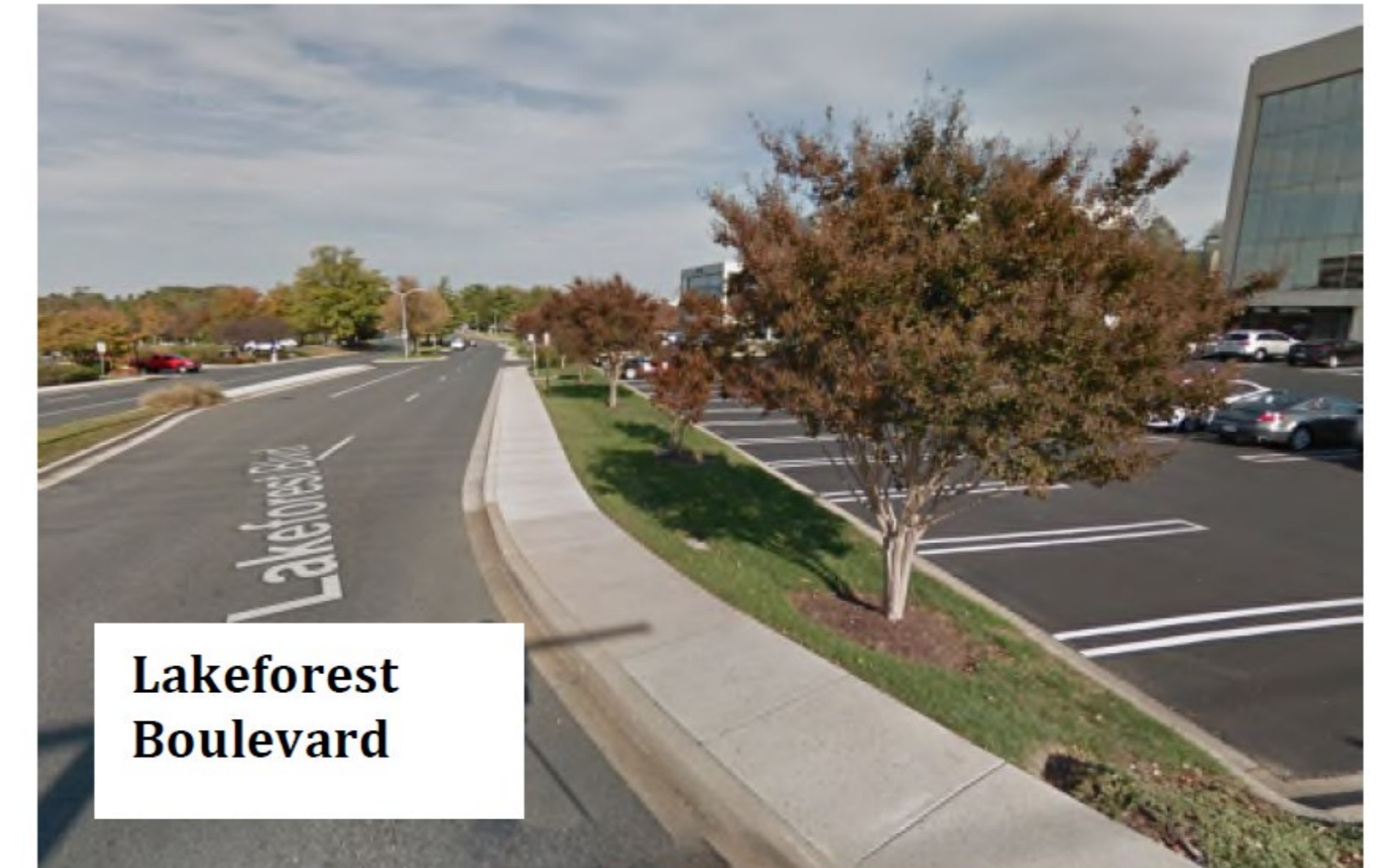
- Joint public hearing held April 21, 2025
- Planning Commission record closed May 23, 2025
- Public comments-traffic concerns
- Joint public hearing comments
 - Pedestrian connectivity to Lakeforest Mall
 - Unit mix
 - Retail location
- Applicant response letter-Exhibit 58

Applicant's Response

- Pedestrian connectivity to Lakeforest Mall



Existing Condition



Applicant's Response

- Unit mix

Residential Units							
Unit Mix	Unit Count	Type Percentage		Market Rate Units		MPDU Units	
studio	62	15%	62	52	14.94%	10	16.13%
1BR	245	60%	245	209	60.06%	36	58.06%
2BR	103	25%	103	87	25.00%	16	25.81%
	Up to 410	100%	410	348	84.88%	62	15.122%

- Unit mix intentionally dense for SDP
- Final unit mix determined at the time of Final Site Plan
- Applicant intends to include an appropriate number of three-bedroom units informed by their market study

Applicant's Response

- Retail location
 - Site topography
 - Retail façade will be activated with seating and landscaping
 - Wayfinding signage
 - Proximate to the new transit center and along the main pedestrian connection to MD 355



City Code Requirements

City Code Section 24-4.4 (H) lays out the requirements for CD zone map amendments:

(H) Application for CD Zone and schematic development plan approval.

(1) An applicant shall file, together with the prescribed application fee, an application for the establishment of the CD Zone, to be processed pursuant to the provisions of Section 24-12.3– Zoning Map Amendments, and as part of this application for separate approval, a schematic development plan pursuant to the provisions of Section 24-4.2 – Floating Zones and Section 24-12.5 – Schematic Development Plans.

*(2) An application to establish CD zoning **must receive approval of both the rezoning and schematic development plan**. The city council cannot approve such application without approving both the rezoning and schematic development plan.*

Staff Recommendation

Staff recommends that the Planning Commission, based upon the evidence in the record and the findings presented in the staff analysis, recommend approval of Zoning Map Amendment Z-9928-2024 to the Mayor and City Council with three(3) conditions:

1. Applicant must provide 3-bedroom units in the final unit mix, that may in part be informed by a housing market study reviewed by the City prior to submission of any final site plan application.
2. Applicant must submit revised Schematic Development Plan, as requested, to satisfy all City staff clerical and graphic comments prior to signing of plans by Planning staff.
3. Applicant must submit final retaining wall plans and proposed authorized offsite easements that may be required for the wall construction for approval by the Department of Public Works prior to Planning Commission's final site plan review.