

COMMUNICATION: PLANNING COMMISSION

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**MEMORANDUM TO:** Mayor and City Council

**FROM:** Planning Commission

**DATE:** June 4, 2025

**SUBJECT:** Z-9928-2024 - Zoning Map Amendment to Rezone 481 N Frederick Ave, 101 Lakeforest Blvd, and 702 Russell Ave from C-2 to CD and Establish a New Schematic Development Plan

At its regular meeting on June 4, 2025, the Planning Commission made the following motion:

Commissioner Wessell moved, seconded by Commissioner Kaufman, to recommend to the Mayor and City Council APPROVAL of Schematic Development Plan Z-9928-2024, based on the evidence and testimony submitted to the record and the findings in the final staff analysis 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.

During the discussion, the Planning Commission expressed their support for the application and the proposed conditions, noting their excitement at seeing the project as the site is ripe for redevelopment.

Vote: 5-0