

**Item Background:** In 1988 this property was rezoned from A-P to C-3 after an agreement was reached between the residents of Mile Drive and the owners of the subject property. The agreement included a greenbelt reserve and an adjacent access easement to serve as a 70-foot setback from the residential property for future structures on this site, and C-3, a less intense commercial district. Mini-storage warehouse was a permitted use at the time this agreement was reached. With the adoption of the UDO mini-storage warehouses were removed from the C-3 zoning district.

The purpose of the Planned Development District is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. The PDD can be used to produce an environment in harmony with surrounding development.

**Previous zoning requests on this property:**

1976 - C-1 request denied

1978 - C-1 request denied

1979 - C-1 and A-P request approved with the A-P as a buffer between the commercial property and the neighborhood

1982 - Planning and Zoning Commission initiated a rezoning to A-P for the whole tract after a petition by the Mile Drive residents requested that no commercial development be allowed on the Haney tract

1984 - C-1 request denied

1985 - C-1 request denied

1985 - C-3 request denied

1988 - C-3 was approved with the support of the neighborhood and the addition of a greenbelt between the commercial property and the neighborhood.

1988 - The property was replatted to reflect the greenbelt that was a condition of the C-3 rezoning.

1998 - Rezoning from A-P to C-3 approved with setback and greenbelt.