

Agenda Item 30: Tract B

Fact Sheet Address	Current Zoning and Land Use	Staff/PD Recommendation Land Use Zoning	Council Approved on 1st Reading Land Use Zoning	Neighborhood Recommendation Land Use Zoning	Property Owner's Recommendation Land Use Zoning	Notes	Valid Petition	#Votes to Approve on 2nd and 3rd Readings
Tract B 400-414 Stassney Lane	Single-Family and Vacant SF-3	Mixed-Use (already approved by Council in South Congress Neighborhood Plan) GO-MU-CO-NP •See Notes	Office Mixed-Use GO-MU-NP	Office Mixed-Use LO-MU-NP	— —	*At the 10-6-05 Council meeting staff was instructed to investigate traffic issues with commercial traffic exiting the tract Upon closer inspection Watershed Protection and Development Review developed the following recommendation to address traffic pattern concerns *If the property is developed with a non-residential use, then vehicular egress from the property to Hummingbird Lane shall be by a limited function drive way that allows right-out movement only *	NO	5
						Neighborhood objects to the 60' height allowed under the proposed GO-MU-NP zoning Prefers the 40' allowed under LO		
						Across Stassney from Tract 35 in the Sweetbnar NPA, GO-MU-CO-NP was approved The CO dealt with density issues and pedestrian access		