

**MPC AGENDA REVIEW MEETING**  
**January 7, 2014**  
**Meeting Agenda**

**I. Executive Director's Report**

**II. Review of MPC Items**

**Alley or Street Closures**

**#7 Jeffrey Nash (1-A-14-AC)** Staff Recommendation: **DENY**. The applicant has requested this alley closure as part of an effort to consolidate properties in a city block bounded by W. Magnolia Ave., Ogden St., W. Depot Ave., and N. Central St. for future redevelopment. The staff recommendation is based on the concern that public access should be maintained through this alley until such time that all properties in the entire block are consolidated and an overall access and circulation plan is approved for a future development proposal. **(Brusseau)**

**Rezoning**

**#27 Chase-Smith Development (1-G-14-SP, 1-E-14-RZ and 1-E-14-PA)** Staff Recommendation: **DENY requests**. MPC previously recommended approval of MDR and RP-1 zoning at up to 10 dwellings per acre for these two parcels under separate applications. (The current requests are for HDR and RP-1 @ 25 dwellings per acre). Staff had recommended denial of both and instead supported LDR and RP-1 at up to 5.99 dwellings per acre. Both applications were either rejected (time expiration) or withdrawn at City Council prior to final action. Staff still maintains that LDR is the most appropriate plan designation for the two properties and is consistent with the surrounding proposed land use pattern. RP-1 zoning at no more than 5.99 dwellings per acre is the appropriate zoning for the properties. **(Brusseau)**

**#29 Shane Addington (1-E-14-SP, 1-G-14-RZ and 1-F-14-PA)** Staff Recommendation: **DENY requests**. The staff recommendation to deny these requests for office development of the subject property is based on the notion that there should be no further intrusion of non-residential uses in this residential area. The applicant has reasonable use of the property as a duplex under the current R-1A zoning. **(Brusseau)**

**#30 Flournoy Development (1-F-14-SP, 1-H-14-RZ and 1-G-14-PA)** Staff Recommendation: **APPROVE plan amendment requests and rezoning to RP-2 @ up to 23.99 dwellings per acre**. MPC previously recommended approval of HDR and RP-2 zoning at 25 dwellings per acre for this property, but the requests expired before City Council could take final action. Staff supports the current requests for MDR and RP-2 zoning at up to 23.99 dwellings per acre. The residential density level is appropriate at this location as it will support the adjoining town center development. The rezoning request has been recommended for approval with a condition regarding future development. **(Brusseau)**