



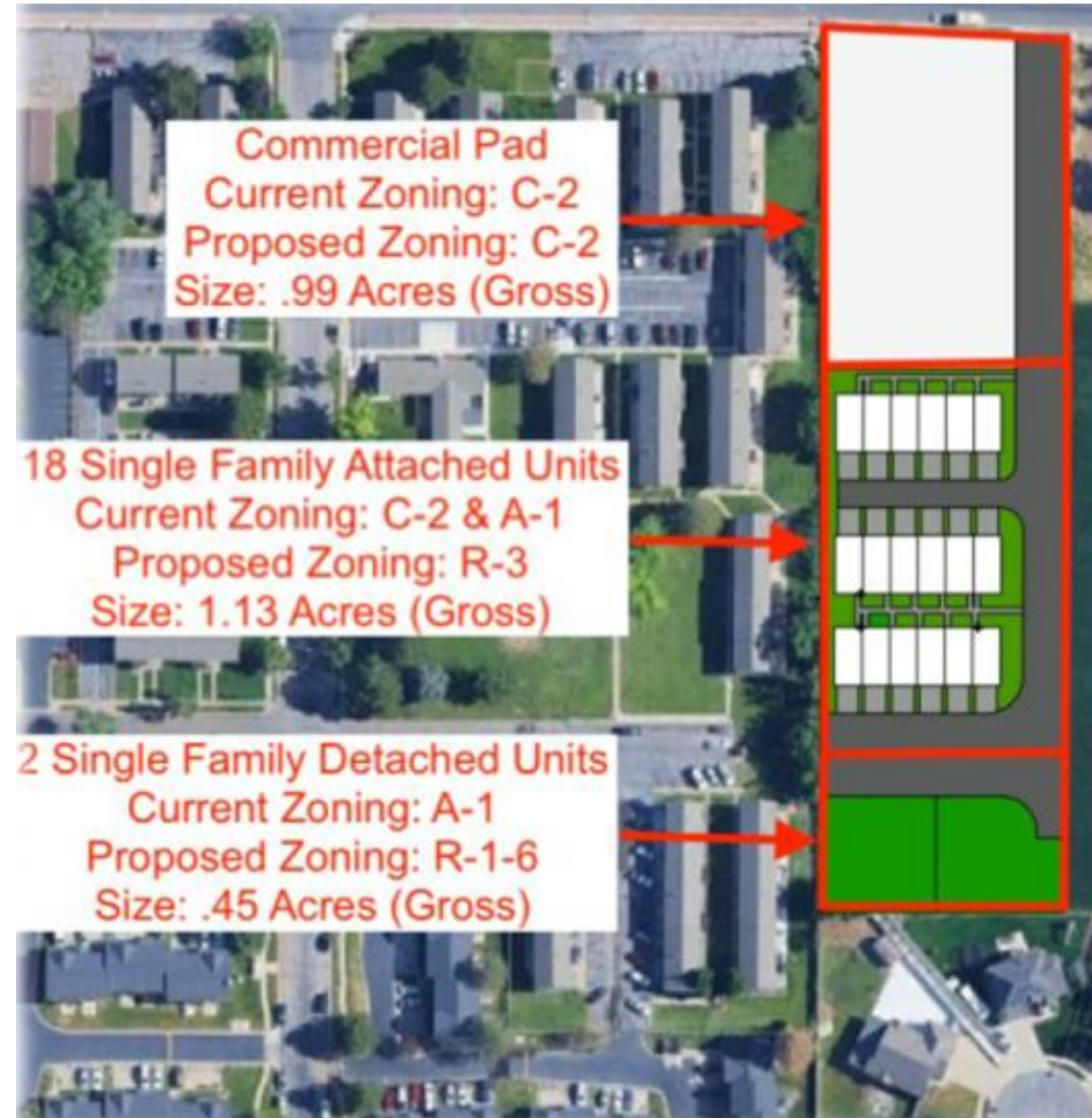
Chelemes Row Rezone C-2, R-3, R-1-6

Rezone

RZN 2026-0202

Overview

- *Rezone Request Includes*
 - *C-2 Commercial on Antelope Dr.*
 - *R-3 and R-1-6 to the rear*
- *Planning Commission*
 - *Recommended approval of the rezone subject to a Development Agreement*
- *City Council*
 - *March 24th council requested the item be tabled.*
 - *Staff has not received new information from the applicant for consideration*



General Plan Analysis

- *Future Land Use: General Commercial*
 - *Primarily for commercial (office, retail, entertainment, and restaurant, etc.)*
 - *Allows mixed-use with residential*
 - *With a mixed-use proposal, commercial is the primary consideration*
 - *Chelemes Row proposal approximately 40% commercial / 60% residential*
- *General Plan Amendment Consideration*
 - *General Commercial designation allows horizontal mixed-use*
 - *Commercial zoning on frontage is maintained*
 - *Residential located to the rear*
 - *Staff Conclusion:*
 - *Consistent with General Plan and future land use description*



Rezone Status Update

- *Secondary Access*
 - *Has not been provided or proposed*
- *Development Agreement (DA)*
 - *Applicant is requesting DA for the following:*
 - *Limit permitted commercial uses to align with city goals*
 - *Require for-sale townhomes with 1-year owner occupancy minimum*
 - *Establish site design and development standards*



City Council Decision Options

- *The City Council has the following decision options:*
 - *Approve the rezone request, as conditioned and subject to a development agreement*
 - *Deny the rezone request*