

Planning Commission
October 6, 2026

Item 2 – PUBLIC HEARING; Zone Change from RA (Residential Agriculture) to MU (Mixed Use), 2300 West Cross Hollow Road

Jennifer Davis: We have a public hearing. It's a zone change from RA to MU to mixed use residence recommendation, and it's 2300 West Cross Hollow Road.

Ron Larsen: I'm with Development Team here for Tyler tonight, who couldn't make it. This is on the north side of our project. The city owns the property right here, and Walmart and Home Depot is just to the right of this. So this Cross Hollow Road that comes down through here now, and it's this lower area going up the hill. Right here, you'll see that they've done some excavation work for this road. It's being roughed in. That's basically where it is. Our RDO shows this area to be mixed use. It's still RA because none of it's been changed yet. We're just changing it as we go. So RA is when it was brought in under the residential agriculture. There's the big water tanks right up here on top. That's what we're proposing is the mixed use.

Jim Lunt: What are you planning?

Ron Larsen: The area is going to be commercial, more commercial. There's a big office building and some smaller things along this road. But because our RDO says mixed use, if we don't go mixed use, then we have to redo our RDO, and we don't want to do that. So we're doing it per the RDO, making it mixed use. This side of the property is really more towards commercial. If you look at where that road comes in right here, it goes up the hill. It's pretty steep. It's about a nine percent slope all the way up.

Tom Jett: So in the RDO, it showed a mixed use to begin with. We're not changing things.

Ron Larsen: Correct. It was mixed use to begin with, and that's why we're going to mixed use. Even though the use is probably going to be more commercial, that's what we had in our previous meeting.

Don Boudreau: Ron, could you clarify that? Maybe I have a misunderstanding. But from Pod Three, I believe it is. It's Pod Eleven. There's kind of a dogleg there that goes to the north. This right here. Now that the boundary. The red. That one. This one. Is that proposed to be mixed use?

Ron Larsen: Yes. So what happened was in our original RDO, this pod right here is RE, which is up on top, and we really weren't planning to do anything down below. The mixed use would go into that along the road because it is usable. Now that we're putting this road

in, we are able to use it. So some of the mixed use does go over into that. Pod 11, which was this pod, so the bottom would be mixed use and the top would be RE.

Jim Lunt: Is that where you terraced? Some just terraced through there.

Ron Larsen: The terracing is just to set the hill back so it doesn't come down. And rather than do big tall retaining walls, we're doing them on an angle and trying to make it look a little less like a prison. So there is some of this that does go into Pod 11, which was, as I say, as shown on the plan as RE. And there's actually this pod right here is also mixed use, but we're looking at just doing single family residential homes. The original mixed use was looked at to do commercial and high density. We don't feel like high density is a good thing up there, so we're really doing mostly single family homes with commercial, and there might be a few here and there of the mixed use, but this whole top part right here, these two Pods 3 and 4, is all shown mixed use all the way over to Ironhorse Road. But we don't really do it as mixed use. There's not really a plan to develop it that way.

Tom Jett: If you could remind me, doesn't mixed use if you do a commercial doesn't mixed use kind of restrict the uses by square foot. Square footage. What can go in there?

Ron Larsen: What is says is basically that you can't do all high density. You have to do a certain amount of commercial.

Tom Jett: But then, if I recall, I thought it was said there can't be greater than X number of square foot.

Don Boudreau: Previously, probably four or five years ago, Ron. It was open-ended. You could do whatever high density or whatever the central commercial zone would allow. That was taken back under council direction. So the zone now is very open to commercial uses. There's more limitations than the CC zone as related to use and height and things of that nature. Where the restrictions come in, Tom is if you want to do all residential. If you want to do high density residential, you would have to include a commercial component with it.

Ron Larsen: It's like fifty percent. I think it goes about.

Don Boudreau: Thirty percent of the footprint.

Tom Jett: So in the book here, if it's more than, it says it can't be more than 2,400 square feet in mixed use. This particular one, a grocery store, can't be more than 2,400 square feet.

Ron Larsen: I have not seen that before.

Randall McUne: In the use table, grocery stores less than 2,400 square feet are permitted in all zones, but grocery stores more than 2,400 square feet are not permitted in mixed use. If you go through the use table, you'll see probably about a quarter to a third are not

permitted in the mixed use that are permitted in the commercial. So it is a little more restricted because it is designed to potentially be closer to residential and have those mixes. We don't necessarily need residential above Walmart. I mean, that's kind of the concept.

Tom Jett: So commercial businesses, administration offices, not to exceed a maximum of 2,000 square feet on the ground floor, having no more than two stories above, so they can be over 2,000 square feet in mixed use?

Randall McUne: Look right above it. You'll notice that professional business and admin offices is actually in there twice, once for any size, once for not to exceed 2,000. That does not change in mixed use. Both of those are allowed in mixed use. But if you move over zones, now you can see highway services (HS). HS does not allow the larger ones. Mixed use is allowable. See Section 26-III-21, use table.

Tom Jett: I just remember in the past reading something that made me think it might box them in on some of their uses.

Randall McUne: It will limit them, but I think that's probably well within the limits we're looking at anyway.

Ron Larsen: We're not opening it up to just any commercial. What we're looking at is mostly office type use. That's about all we've had interest in.

Randall McUne: So you'll just have a look if somebody comes in to build to suit or lease.

Tom Jett: I just don't want to see you box yourself in that we can address sometime in the future if that was going to box you.

Randall McUne: And at this stage, you probably couldn't do anything to help them in that regard because to change from mixed use to central commercial, we'd need to amend the RDO. So in this case, the only question is: Is this approximately close enough to the original pod design? In which case, you're great to give a thumbs up.

Tom Jett: Or we could change the definition in the table of contents of what's allowed.

Ron Larsen: Without changing the idea, if there's somebody that absolutely wanted something that didn't work, we'd have to come back in and do something.

Randall McUne: Either way, you're going back through the full process of another public hearing, publications.

Don Boudreau: I think to Randall's point with that extension across Hollow, the ordinance says, and I think we all recognize this RDO is kind of a general plan. It's those lines in the sand. There's no way they're ever going to be perfect, so that's why the ordinance uses.

Ron Larsen: You'll see right here. Approximate this right here. These down below are the mixed use, and this is pot eleven, which is residential estate. Our proposal is to go along here a ways because of this road coming in. The road is a master planned road, and it's a 55 foot right away, so it kind of caters to doing commercial with the bigger roadway. Right there along that bottom, there's some area that can be used that we didn't really look at before.

Randall McUne: But you also did that with what is it? Is it the pod to the northwest of Pod 10?

Ron Larsen: You're talking over in Pods 7 and 8.

Randall McUne: You did the same thing. You kind of built along.

Ron Larsen: We kind of brought it out here a little bit, and this part doesn't follow exact lines because now that we've got more planning into it, we can see where things should go and can go. Down at the other end, we just did the zone change here a while ago. Down by there, the church is going in, and that one, we actually cut back to mixed use and did more residential state because it made more sense right around the church, not to be mixed use.

Randall McUne: So two main considerations when we do these: one is that word approximate. We definitely don't require precision at this point, just like we don't require precision in our own general plan. The next one is: Can you go down to the bottom left, or near the bottom, where it has the tables? This right here, this proposed table, this is what the council approved. When you see that proposed total units, you see the proposed zone and all those kind of densities and things like that. We do need to hold at least somewhat true on. But that, like densities, absolutely, we can't go past the densities allowed or the total units allowed for each of those. We understand they may shift a little bit, as long as you guys understand that you have to make up for it somewhere else, because you're going to lose some use if you don't.

Ron Larsen: And what I was going to say is on this proposal right now, if you look at where we've gone across the bottom, I don't know if you can bring that one back up. The current. This one. So you can see right here, these lines are the pod lines, and we've gone into this one. But up top where this is here, we actually figured that all of this up here could be re because it's all going to be the same. So there will be an offset of re up on top because there's not good for the mixed use.

Don Boudreau: I think those are the kind of things I'd be asking you for. You know where that road cut is and some of this new mixed use. You got quite a bit of open space so we can kind of make things whole.

Ron Larsen: That's why I say this whole side of this. There's a hill right here that divides the two sides. This whole side, your battery's dead. This whole left side really isn't going to be mixed use.

Randall McUne: And that's just again part of your recommendation is to look at those questions and say, do you think this is approximate? Do you think this is in line, approximately, with the argument.

Ron Larsen: Exactly. So that's kind of what we're doing. So what we're doing is we're really expecting this mixed use, but up here at the top, almost this entire pod could be residential estate, because we're not planning on doing anything but residences up there and open space.

Randall McUne: So the only thing we ask is to keep everything approximate because mixed use you can still do residential. I think long term, and Don and I were talking about this earlier, this is going to be fun to track because it's like a 25 year project. Hopefully you guys are kind of keeping track of that.

Don Boudreau: That would be helpful when you go through to keep track of those puzzle pieces.

Ron Larsen: And we have approximately. Our master plan keeps changing every time we decide to change something.

Randall McUne: But the nice thing is, once you have these fixed, once the planning commission gives a recommendation, the council approves, those are now fixed.

Ron Larsen: And we do and we're the counting of the open space and everything as we go here.

Kent Fugal: So Ron, I have a question for you. On the zoning map, we've got the mixed use here that comes back along Cross Hollow for a little ways. This is where you guys have graded that out, built some retaining walls, those kinds of things. So with this current proposal, you are bringing it over to a point here [pointing along Cross Hollow Rd north of the water tank].

Ron Larsen: What there is where that road comes in is right about here, and there's a spot you can go back. This is where the big hill is that's on both sides of the road. It would end right there.

Kent Fugal: So you're not planning to try to interconnect between those two.

Ron Larsen: They talked about it. I'm like, why? You're going to create this long, narrow access. We won't have enough access off the road. You'd end up having to get off and travel for two miles to get to the other side. Right now, the plan is we can see there's a use there from both ends.

Kent Fugal: I think the only thing that connection would provide is that you wouldn't have any one-way feed into those commercial uses. This one's not particularly deep, however, and the other one will be even less so, probably.

Ron Larsen: The plan that we've done is really to come in and put some buildings along there with a driveway on the end, and you drive through it and go out the other end. It's just kind of small commercial buildings. The same thing will happen on this other side. This one will have to go down and come back because it won't get out, unless we can figure out a way to get out onto Cross Hollow Road safely.

Kent Fugal: Probably not.

Ron Larsen: It's probably not because of the hills right there.

Kent Fugal: The hills and the curves and everything else. This can be tough.

Ron Larsen: We want to talk about that development agreement. For the commercial.

Don Boudreau: We would. That would need to be a separate app, Ron. And it's a separate public notice. We have to do a summary. If you want to do it, get that in.

Ron Larsen: We'll just get it moving forward. I think Tyler thought it was all together, but I'll just get it back.

Randall McUne: So there is a development agreement that's intended to come for this area, but this zoning proposal isn't contingent upon that.

Ron Larsen: What because we're having to do mixed use, commercial allows taller buildings than mixed use does, and the two projects that we have, there's one right here and one over on this side, are three stories commercial buildings, and so they need to be taller than the 30 feet that's allowed. And so our development agreement is that we get looking for an agreement to be able to do that. Mixed use for those two projects. That's really what it is.

Tom Jett: Let me understand what you just said. In MU mixed use, you're limited on your height to thirty feet. Commercially, I could see it going higher. So I'd like to have that whole

discussion another day. Maybe if you could try to get that on an agenda, so we have that discussion on why, why not fifty feet? In the ordinance and not just for you.

Ron Larsen: I don't know. I understand, but I think the reason, from what I've seen of it, is that's what's allowed in the residential.

Don Boudreau: It was intended for mixed use projects. Not to set up a mixed use project that just has a slice that's 50 feet and we put homes behind that. We don't need mixed use for that because we can just have different zones, just like you'd see on Main Street or Highway 56.

Tom Jett: As expensive as dirt has become, and Mr. Burgess will tell you that the only way to make money right now is to go vertical. There's no money to be made otherwise.

Ron Larsen: But we'll bring that problem here back. So it's a meeting of its own.

Tom Jett: What just for fire? So I don't forget. What is the maximum height in an SHD zone? Fifty feet?

Don Boudreau: The highway service and central commercial are fifty feet.

Tom Jett: But SHD zone is fifty feet. So that's in a residential area. And specifically for schoolhouse business, I get that.

Don Boudreau: That's part of the heartburn that it causes. In the neighborhood, no setbacks in fifty feet tall. To me, mixed use is meant to be kind of built in harmony with the residential. So I can see why you'd want to limit height, not just have it feel like central commercial surrounded by residential.

Ron Larsen: I don't think there's a problem. We just have two projects that probably will be taller than thirty feet.

Jennifer Davis: Any other questions that pertain to this? So this is a public hearing, and we'll open the public hearing.

Ann Clark: Is this on West Cross Hollows Road? Is this the Leavitt property that they're tearing down the hill? Is that where this is? So now that what I'm understanding is they're going to put in high density housing behind there. Is that what is no deal? It's commercial. I know some of it's commercial, but I also heard behind it was going to be high-density housing, single-family. That goes. That's what I need to know. Thank you. I'm sorry I was late.

Tom Jett: Thanks. We won't bring low-income people into your neighborhood. We'll keep them rich.

Ann Clark: Tom, here's the thing. I don't care who lives by me. I just want nice yards. If you lived in California, where everything was a trash heap, you don't care who it is as long as they keep their house up. That's all I'm saying. And when things get to be high density, you can't see out anymore. You lose some of the charm of the city. That's why I fought for the houses around the college.

Jennifer Davis: Thank you. Thanks, Ann. Seeing that there are no other comments, let's turn it back over to us for a discussion. Staff, do you have any questions or concerns we should know about? [Public hearing closed.]

Randall McUne: No further comments from me.

Jennifer Davis: I think we covered all ours. Thank you.

Jim Lunt moved to send a positive recommendation to City Council for the property at 2300 West Cross Hollow Road to change from RA to MU. Seconded by Wayne Decker. Vote was unanimous in the affirmative.