Committee: Plan Commission	**Date**: 10/27/2021
Item Number: PC21-040	**Date:** 10/27/2021
Submitted By: Doug Koehler, Principal Planner	**City Administrator Approval:** Kevin Lahner, City Administrator
Finance Department Review: Bridget Souffrant, Finance Director	**City Attorney's Office Review:** Brian Running, City Attorney

Subject:
Rezoning B-1 PUD Neighborhood Business Planned Unit Development, Moreland Plaza, 811 -831 Delafield Street – Propose rezone to a Planned Unit Development, which would allow a zero lot line between 831 and 827 Moreland Blvd.

Details: In anticipation of future development, a 2-lot CSM is proposed to spit the Moreland Plaza site between the larger anchor tenant at 831 W. Moreland Blvd. and the rest of the smaller tenant spaces to the east. This will result in a zero lot-line setback between the anchor tenant space at 831 W. Moreland Blvd. and the adjacent tenant space at 827 W. Moreland Blvd. Under the current B-1 zoning there is a required side yard setback of not less than 10 feet. To accommodate the parcel split, a PUD will be needed to allow for a zero lot-line setback between the existing tenant spaces of 831 W. Moreland Blvd. and 827 W. Moreland Blvd. Future development plans will require full Site Plan and Architectural Review before permits are to be issued.

Options & Alternatives:

Financial Remarks:

Staff Recommendation:
Staff recommends approval of the Rezoning for the Moreland Plaza Shopping Center to future development, from B-1 Neighborhood Business to B-1 PUD, Neighborhood Business with a Planned Unit Development overlay to allow a zero-lot line side yard setback between the existing tenant spaces at 831 and 827 W. Moreland Blvd. with the following conditions:

- All Engineering Department comments will be addressed.
- The site must be rezoned to B-1 PUD, to allow the zero lot-line setback between tenant spaces on either side of the proposed lot line.