

ITEM #: 35
DATE: 03-12-24
DEPT: P&H

COUNCIL ACTION FORM

SUBJECT: REZONING AGREEMENT FOR 102 & 116 HYLAND AVENUE

BACKGROUND:

On March 12, 2024, the City Council will consider third reading and adoption of an ordinance rezoning 102 & 116 Hyland Avenue (Campus Garage), along with a master plan for the properties. As part of a rezoning with a Master Plan, a Zoning Agreement is required. The Zoning Agreement requires the property owner to conform to the Master Plan.

The owner of Campus Garage has reviewed the proposed Zoning Agreement and agreed to the terms which enumerate the Master Plan requirements. The Master Plan, among other details, identifies a reduction in the number of driveway access points to the site along with frontage landscape improvements. These improvements are expected to occur with the planned site improvements at the north end of the site.

The final configuration of the site improvements is subject to a future Minor Site Development Plan approval and Special Use Permit approval. Approval of the rezoning and the Master Plan is necessary for the property owner to seek approval of the parking area and vehicle storage area expansion.

ALTERNATIVES:

1. Approve the Zoning Agreement for 102 & 116 Hyland Avenue and approve the rezoning ordinance on third reading.
2. Decline to approve the Zoning Agreement and defer third reading of the ordinance.

CITY MANAGER'S RECOMMENDED ACTION:

The property owner has agreed to the terms of the Zoning Agreement. The Agreement is required in conjunction with the Third and Final reading of the Rezoning on this agenda. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as described above.

ATTACHMENT(S):

[102 & 116 Hyland Ave - Rezoning.pdf](#)
[Campus Garage Signed Zoning Agreement & Masterplan.pdf](#)