

PREPARED FOR THE PLAN COMMISSION



Project Address: 602-904 Reiner Road and 6004 Commercial Avenue

Application Type: Zoning Map Amendment and Preliminary Plat

Legistar File ID # [88449](#) and [88206](#)

Requested Actions: Approval of a request to rezone portions of 6004 Commercial Avenue and 602-904 Reiner Road from A (Agricultural District) to TR-P (Traditional Residential–Planned District) and TR-U1 (Traditional Residential-Urban 1 District) and; approving the preliminary plat of *Reiland Grove*, creating 264 single-family lots, 224 lots to be developed with 112 two-family residences, 60 lots for townhouse units, one outlot for a public park, four outlots for public stormwater management, one outlot for a private park, one outlot for a private alley, and six outlots for future development.

Prepared By: Timothy M. Parks, Planning Division
Report includes comments from other City agencies, as noted.

Addendum

Following the publishing of the staff report with the recommended conditions from reviewing agencies, the City Engineering Division requested that condition #12 of the recommended conditions in the report be revised as follows and that a new condition be added:

12. Construct sidewalk/multi-use path, terrace, curb, gutter, and pavement along east side of Felland Road and west side of Reiner Road along the plat frontage to a plan approved by the City Engineer. **Construct a sidewalk/ multi-use path on the north side of Commercial Avenue adjacent to Outlot 9.**

New Proposed Condition:

- When subdivision/ land divisions are requested for Outlots 10 and 13, construction on Commercial Avenue (CTH T) will be required.