

**PLANNING COMMISSION  
AGENDA ITEM SUMMARY**

Meeting Date: June 21, 2021

Department: Community & Economic  
Development

Staff Contact: Jay Detrick, City Planner

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**AGENDA ITEM WORDING:**

Consideration of a Special Use Permit Application #01-2021 - Multi-Family Residential in a B-3, General Business, Zoning District

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**ITEM BACKGROUND:**

Falls Development LLC has submitted an application for a Special Use Permit so that they can construct multi-family residential in a B-3 zoning district. The property in question is located in the Falls Development between Falls Blvd and Merchant Trace, is approximately 10 acres, and has a tax id# of 225-4-23. The property is currently vacant. Section 50-135 allows for the development of multi-family residential in a B-3 district as permitted with a special use permit. The development must be to the density and yard requirements of an R-3 zoning district. The applicant has asked for the special use permit to construct six apartment buildings with 180 total units on 8.85 acres and a retail business on the remaining 1.15 acres. There would be a mixture of 1, 2 and 3 bedroom units.

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**PREVIOUS RELEVANT ACTION:**

None

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**STAFF RECOMMENDATION:**

Staff recommends the item be forwarded to the City Council for a joint public hearing on July 13.

**DOCUMENTATION:**

[Combined-Copy.pdf](#)