



CITY OF UNIVERSITY PARK Planning and Zoning Commission

Meeting Date:
6/10/2025

Item Type:
Staff Report

TO: Honorable Chair and Members of the Planning and Zoning Commission

FROM: Jessica Rees, AICP, City Planner

SUBJECT: PZ 25-005: Applicant Mark Webb with Artz Landscape Designs LLC, representing Property owner Mary Fleischi, requesting the amendment of Planned Development District 39 with a new detailed site plan for the installation of an inground spa and feature wall. The property is located at 4513 Normandy Avenue.

Background:

4513 Normandy is located in a Planned Development District that was created in 2010. The property owner would like to add a spa and feature wall in the courtyard that was not on the detailed site plan for the Planned Development District. The proposed improvements are permitted uses within the Planned Development District but in order to add the improvements, the detailed site plan will need to be amended. Plans are attached to this report.

Notification:

A notice of Public Hearing was published in the Daily Commercial Record on May 30th 2025, and notices were mailed to owners of real property within 200 feet of the subject property. At the time of this report staff has received no responses. Staff will provide an update at the meeting.

Recommendation:

Staff recommends that the Planning and Zoning Commission conduct a Public Hearing for the amendments to the zoning ordinance and forward a recommendation to City Council.

Attachments:

Application
Detailed site plan and renderings