

### **Development History**

Southwest Corner of S. 27<sup>th</sup> Street & Grainger Parkway

As of May 25, 2012

July 10, 2001	The area was annexed by the City Council per Ordinance 17869, which included approximately 270 acres of land generally located between S. 14 <sup>th</sup> Street and S. 27 <sup>th</sup> Street, north of Yankee Hill Road.
January 14, 2002	Stone Ridge Estates Preliminary Plat #01010 was approved by the City Council which included the approximately 350 residential lots in the adjacent R-3 Residential zoned land surrounding the property currently zoned B-2 Planned Neighborhood Business. The preliminary plat showed a conceptual “big box” commercial use for the property on the southwest corner of S. 27 <sup>th</sup> & Grainger which remained zoned AG Agricultural.
July 14, 2003	Comprehensive Plan Amendment #03014 changed the designation for this property to from Urban Residential to Commercial use.
November 3, 2003	Change of Zone #3409 approved the change from AG Agriculture to B-2 for the 19 acre property.
November 3, 2003	Use Permit (UP) #149 was approved for a total 166,100 square feet of commercial use. The approved plan consisted of 6 buildings; the largest building was 108,500 sq. ft. of grocery, commercial and restaurant use on three lots. The Use Permit included a note which would pertain to a large store on this lot: “... The exterior materials of the primary facades (abutting a public street or private roadway) for buildings 30,000 square feet and larger shall consist of brick or stone masonry, split face concrete masonry, architectural pre-cast, synthetic stucco or a combination thereof.” It also required double the number of trees be planted between the building and the neighborhood to the west.
2004 -2006	In 2004 the adjacent houses to the west were built. To north, the houses across Grainger Parkway were built from 2006 to 2010.
March 27, 2008	Administrative Amendment #07118 to UP 149 was approved to revise the plan for the drive-thru bank (now Midwest Bank) and revised several of the pad sites.
March 9, 2012	Administrative Amendment #11065 to UP 149 was approved to increase the largest building from 108,500 to 133,000 square feet of grocery and retail use. The remaining 3 buildings had a total of 18,000 square feet, bringing the total to 151,000 square feet of commercial space.