

City Council



ZONING CASES

May 22, 2023



Owner: LEF LLC, J & K General Contractor Inc.

Applicant: Michael Adams, MAPS Surveying Inc.

Request: Single Family 10 (SF-10) to Mixed Residential 5 (MR-5)

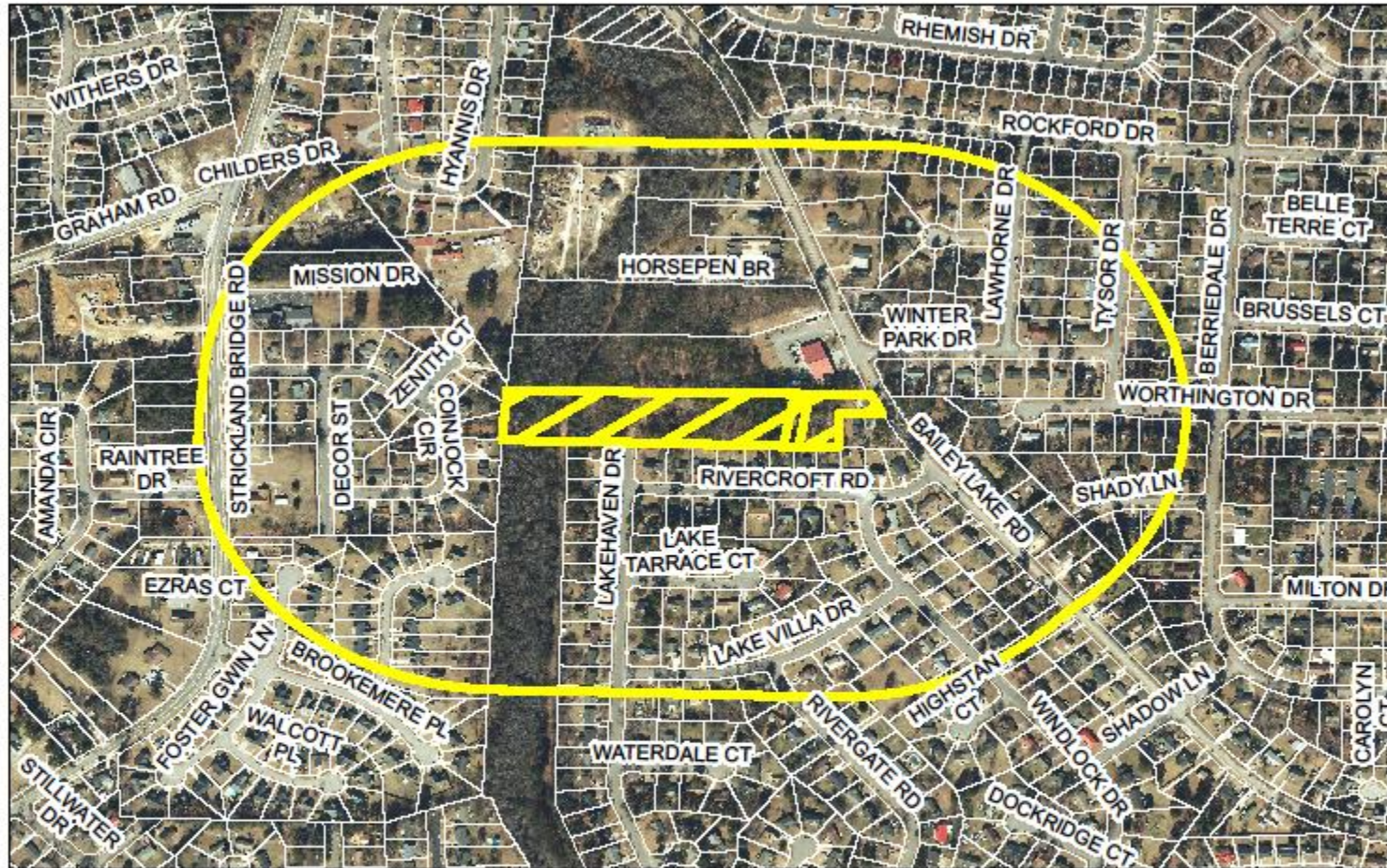
Located: 0 Graham Road and 6677 Bailey Lake Road

Acreage: 5.56 acres

District: 6

REID #: 0406037171000 and 0406131181000





Aerial Notification Map
Case #: P23-12

Request: Rezoning
Single Family 10 (SF-10) to
Mixed Residential 5 (MR-5)

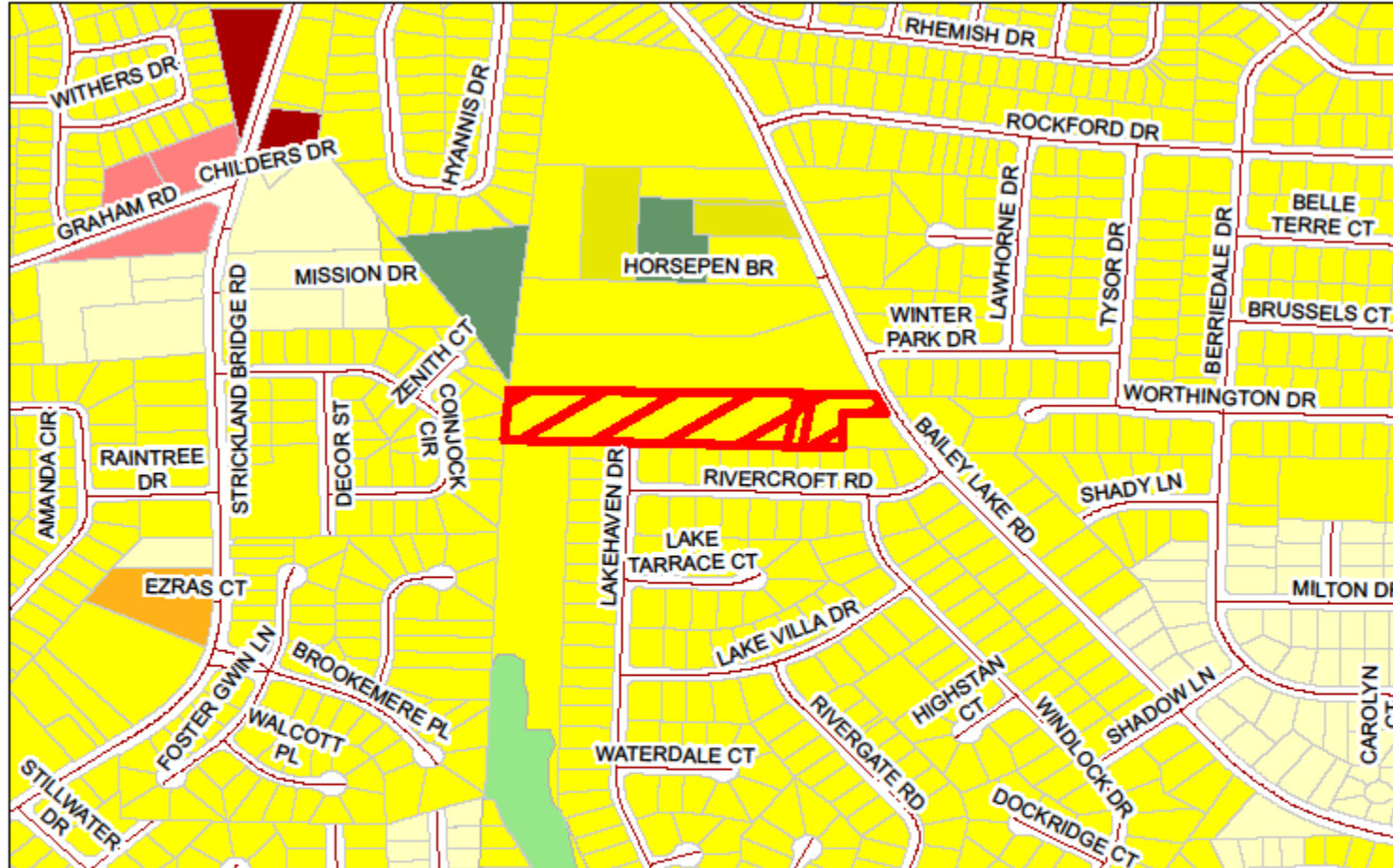
Location: 0 Graham Road & 6677 Bailey Lake Road

Legend

-  P23-12
-  P23-12 Notification Buffer



Letters are being sent to all property owners within the 1,000' buffer. Subject property is shown in the hatched pattern.












Zoning Map

Case #: P23-12

Request: Rezoning
Single Family 10 (SF-10) to
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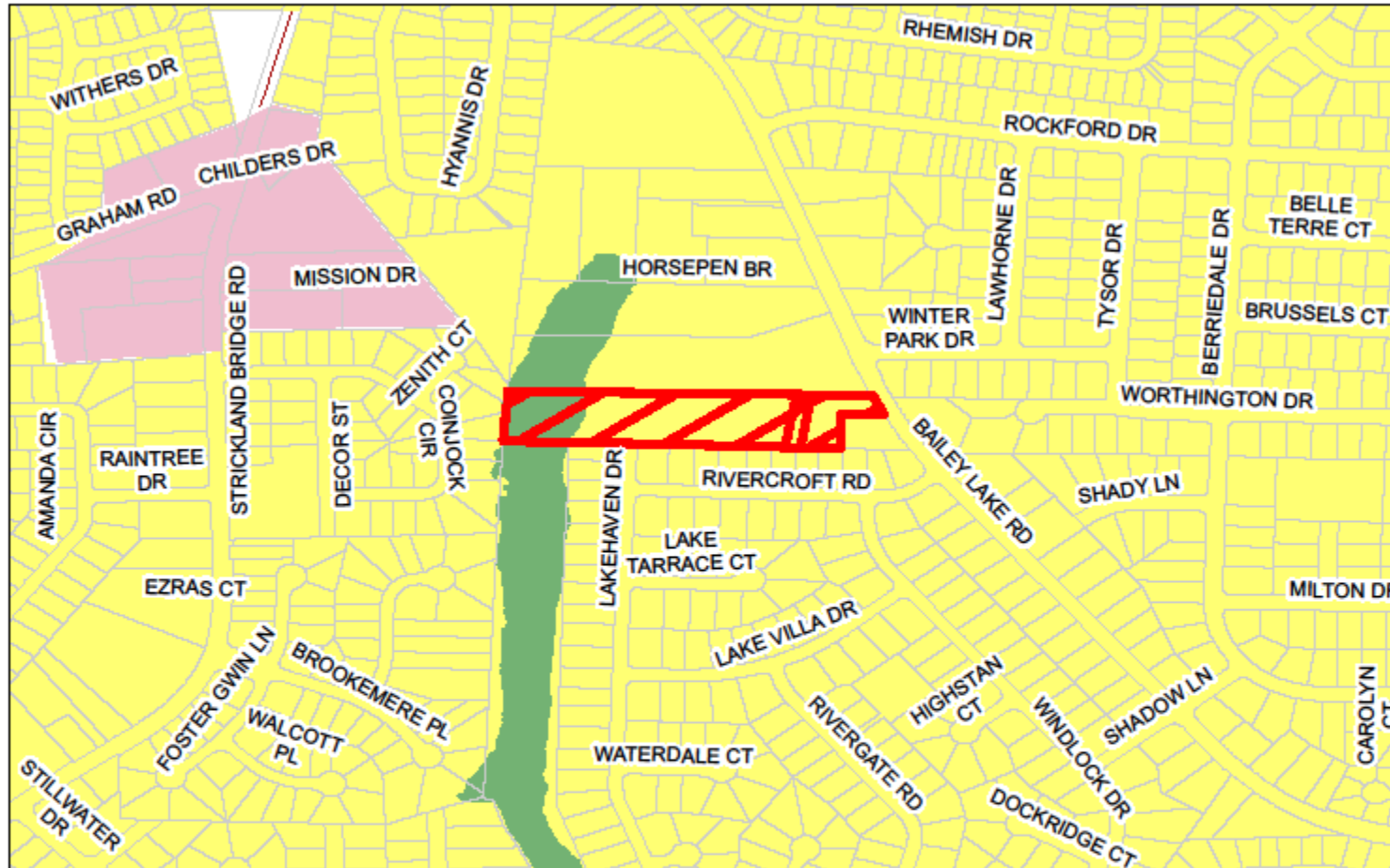
Location: 0 Graham Road &
6677 Bailey Lake Road

Legend

	P23-12		MR-5 - Mixed Residential 5
	AR - Agricultural-Residential		SF-6 - Single-Family Residential 6
	CC - Community Commercial		SF-10 - Single-Family Residential 10
	CD - Conservation District		SF-15 - Single-Family Residential 15
	LC - Limited Commercial		



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Land Use Map

Case #: P23-12

Request: Rezoning
Single Family 10 (SF-10) to
Mixed Residential 5 (MR-5)

Location: 0 Graham Road & 6677 Bailey Lake Road




Legend



P23-12

Land Use Plan 2040

Character Areas

-  PARKOS - PARK / OPEN SPACE
-  LDR - LOW DENSITY
-  NMU - NEIGHBORHOOD MIXED USE



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North



South



East



West

- The Future Land Use Plan calls for Low Density Residential and Park/Open Space for the subject property.
- Low Density Residential can include townhouses as well as single-family developments.
- There are many existing duplex developments in the area as well as a small apartment complex.
- The developer intends to build 31 townhomes on the 5.56 acre parcel.
- This development will add to the available housing stock in order to address the ongoing housing crisis.

The Zoning Commission recommends DENIAL of the map amendment to MR-5 based on the following:

- The proposed zoning map amendment does not implement the policies adopted in the Future Land Use Plan (FLUP), and those policies found in the Unified Development Ordinance (UDO).
- The uses permitted by the proposed change in zoning district and the standards that apply to such uses would not be appropriate in the immediate area; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. City Council denies the map amendment/rezoning based on the evidence submitted and finds that the map amendment/rezoning is inconsistent with the Future Land Use Plan (recommended by Zoning Commission).
2. City Council approves of the map amendment/rezoning as presented based on the evidence submitted and finds that the map amendment/rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement.
3. City Council approves of the map amendment/rezoning to a more restrictive zoning district based on the evidence submitted and finds that the map amendment/rezoning would be consistent with the Future Land Use Plan and an amended consistency and reasonableness statement.



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