

City Council



ZONING CASES

February 27, 2023



Owner: Leisure Living CB LLC

Applicant: Withers Ravenel

Request: Rezoning from SF-6 to MR-5/CZ

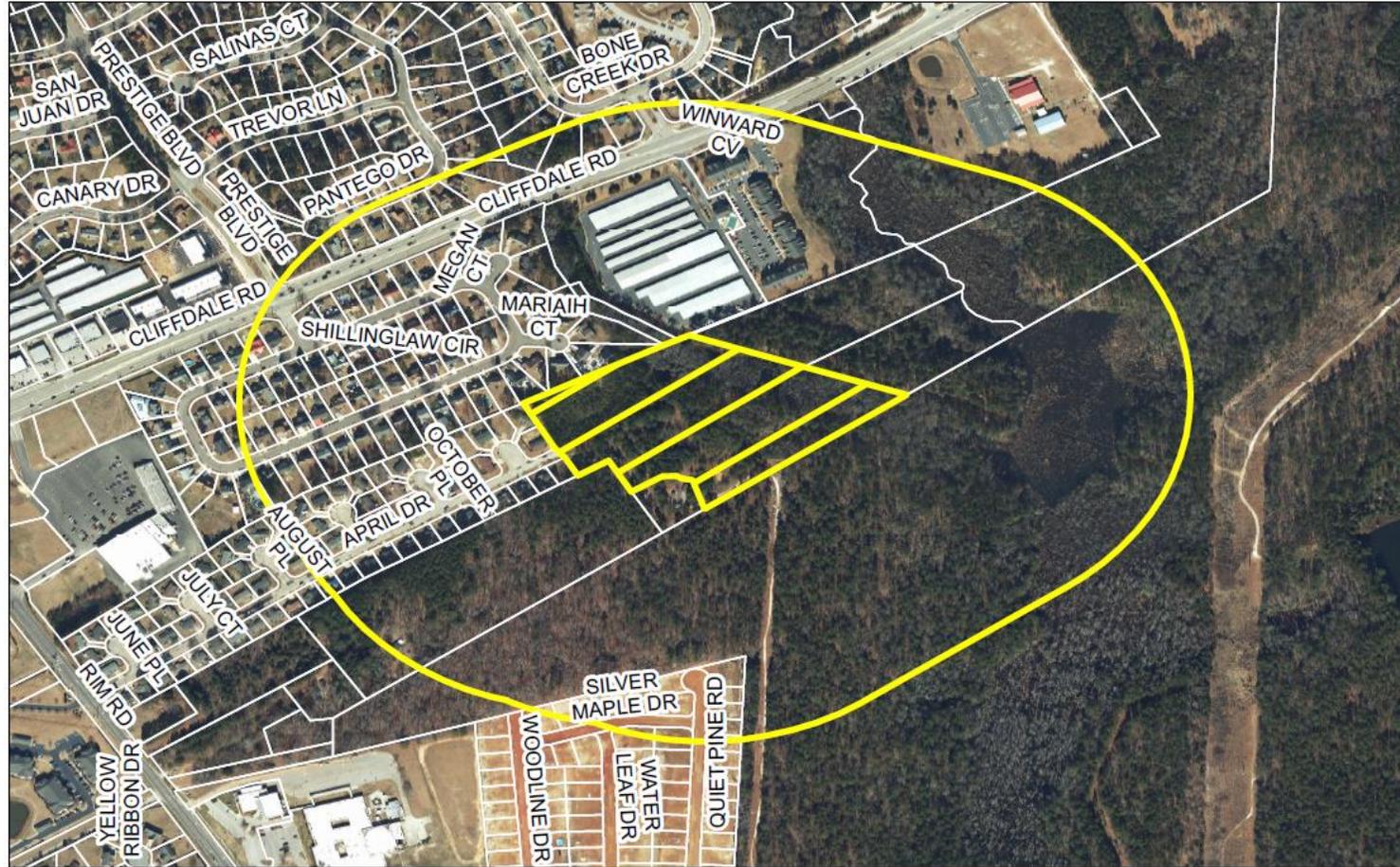
Located: 0 Rim Road

Acreage: 12.23 total acres ±

District: 7 – Brenda McNair

REID#: 9487860537000





Aerial Notification Map

Case #: P22-48

Request: Rezoning
SF-6 to MR-5

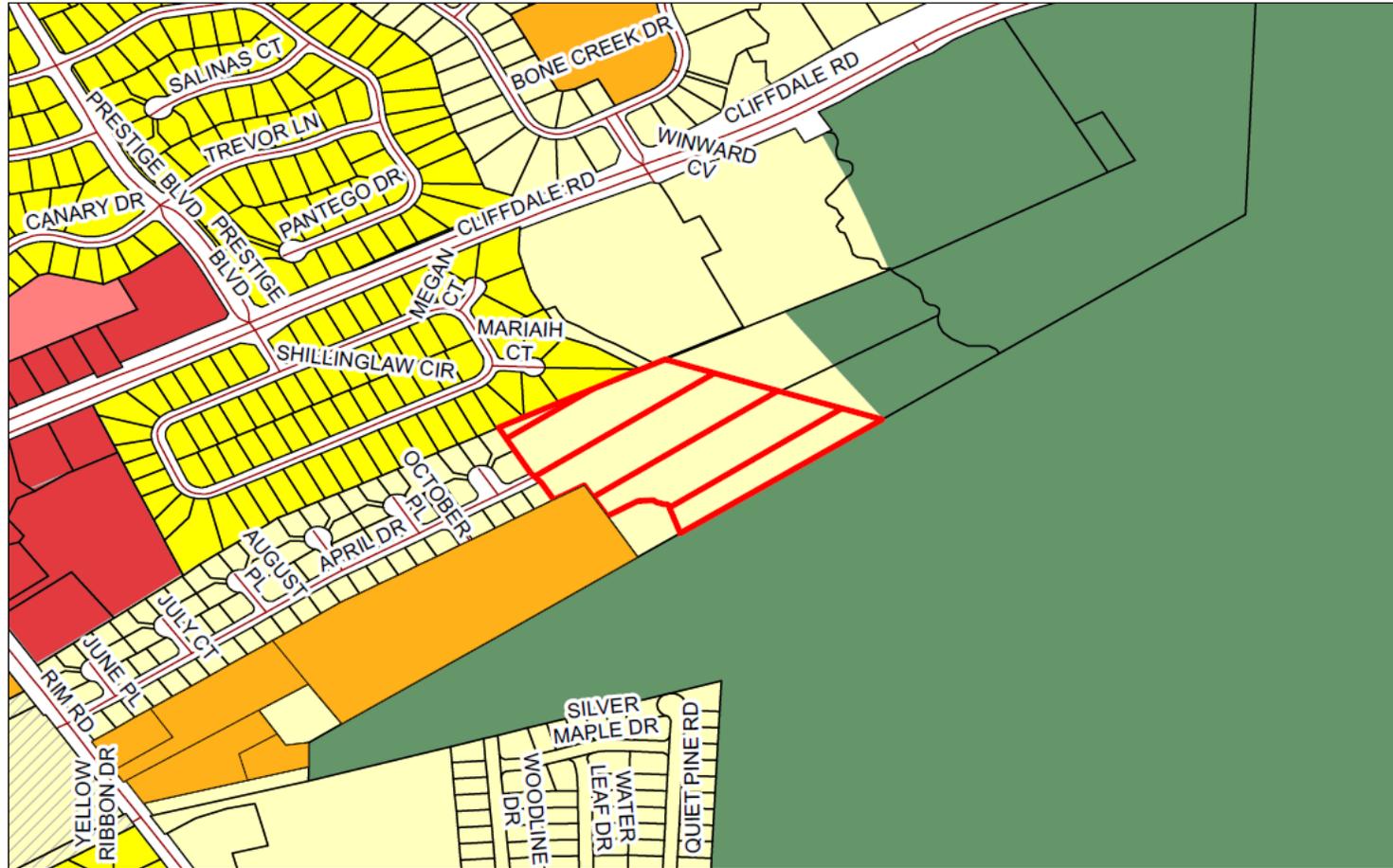
Location: 0 Drive (9487860537000)

Legend

-  P22-48 Buffer
-  P22-48



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



Zoning Map
Case #: P22-48

Request: Rezoning
SF-6 to MR-5

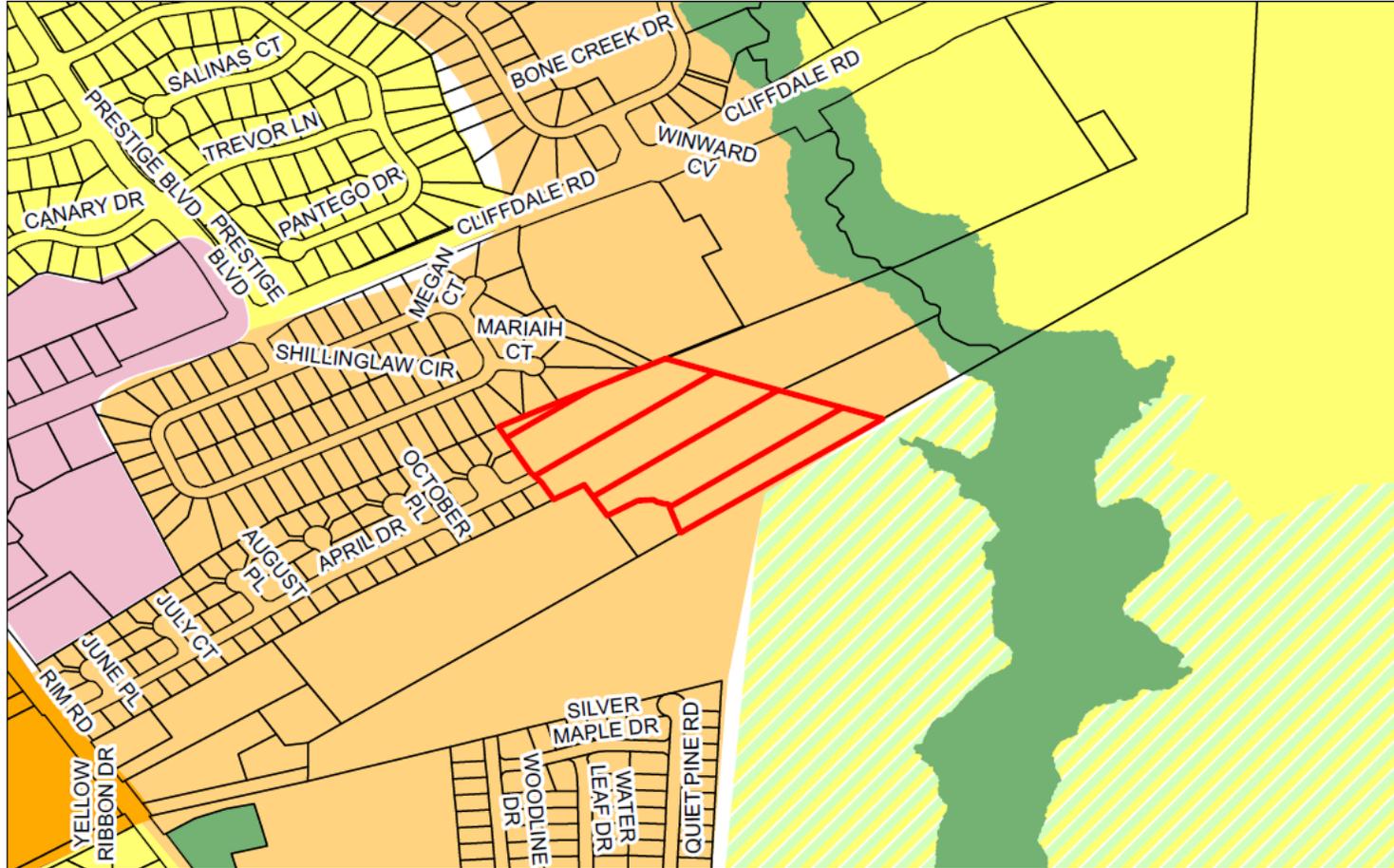
Location: 0 Drive (9487860537000)

Legend

-  P22-48
-  AR - Agricultural-Residential
-  NC - Neighborhood Commercial
-  MR-5 - Mixed Residential 5
-  SF-6 - Single-Family Residential 6
-  SF-6/CZ - Conditional Single-Family Residential 6
-  SF-10 - Single-Family Residential 10



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Land Use Map

Case #: P22-48

Request: Rezoning
SF-6 to MR-5

Location: 0 Drive (9487860537000)

Legend

 P22-48

Land Use Plan 2040

Character Areas

-  PARKOS - PARK / OPEN SPACE
-  OSS - OPEN SPACE SUBDIVISIONS

-  LDR - LOW DENSITY
-  MDR - MEDIUM DENSITY
-  HDR - HIGH DENSITY RESIDENTIAL
-  NMU - NEIGHBORHOOD MIXED USE



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West



North



South

The following is a list of Conditions agreed to by the Applicant:

1. A maximum of 72 units on the 12.23 acre site.
2. A 20 foot wide Type A (One canopy tree + five understory trees + 15 shrubs per 100 linear feet) buffer along the northern and western property line adjacent to the existing subdivisions.



The Zoning Commission and Professional Planning Staff recommend that the City Council move to APPROVE the map amendment to MR-5/CZ based on the Conditions agreed to by the Applicant above and the following:

- The proposed zoning map amendment implements the policies adopted in the Future Land Use Plan (FLUP), and those policies found in the Unified Development Ordinance (UDO). The Future Land Use Plan calls for the subject property to be developed as Medium Density Residential.
- The uses permitted by the proposed change in zoning district classification and standards apply to such use and will be appropriate in the immediate area of the land to be reclassified due to the existing zoning and uses surrounding this property; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. City Council moves to approve the rezoning to MR-5/CZ as presented based on the evidence submitted and finds that the rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement.
2. City Council moves to approve the rezoning to MR-5/CZ with additional conditions as agreed upon with the owner/applicant based on the evidence submitted and finds that the rezoning is consistent with the Future Land Use Plan as demonstrated by the attached consistency and reasonableness statement.
3. City Council moves to approve 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.
4. City Council moves to deny the rezoning based on the evidence submitted and finds that the rezoning is inconsistent with the Future Land Use Plan.



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