

CITY COUNCIL



ZONING CASES

June 24, 2024



Owner: TG Ventures LLC

Applicant: Greg Caulder

Request: MR-5/CZ to SF-10

Location: 0 Carvers Falls Road

Acreage: 3.32 acres

District: 1

REID #: 0530996236000





Aerial Notification Map

Case #: P24-27

Request: Rezoning

Mixed Residential 5
Conditional Zoning (MR-5/CZ) to
Single Family Residential (SF-10)

Location: 0 Carvers Falls Road

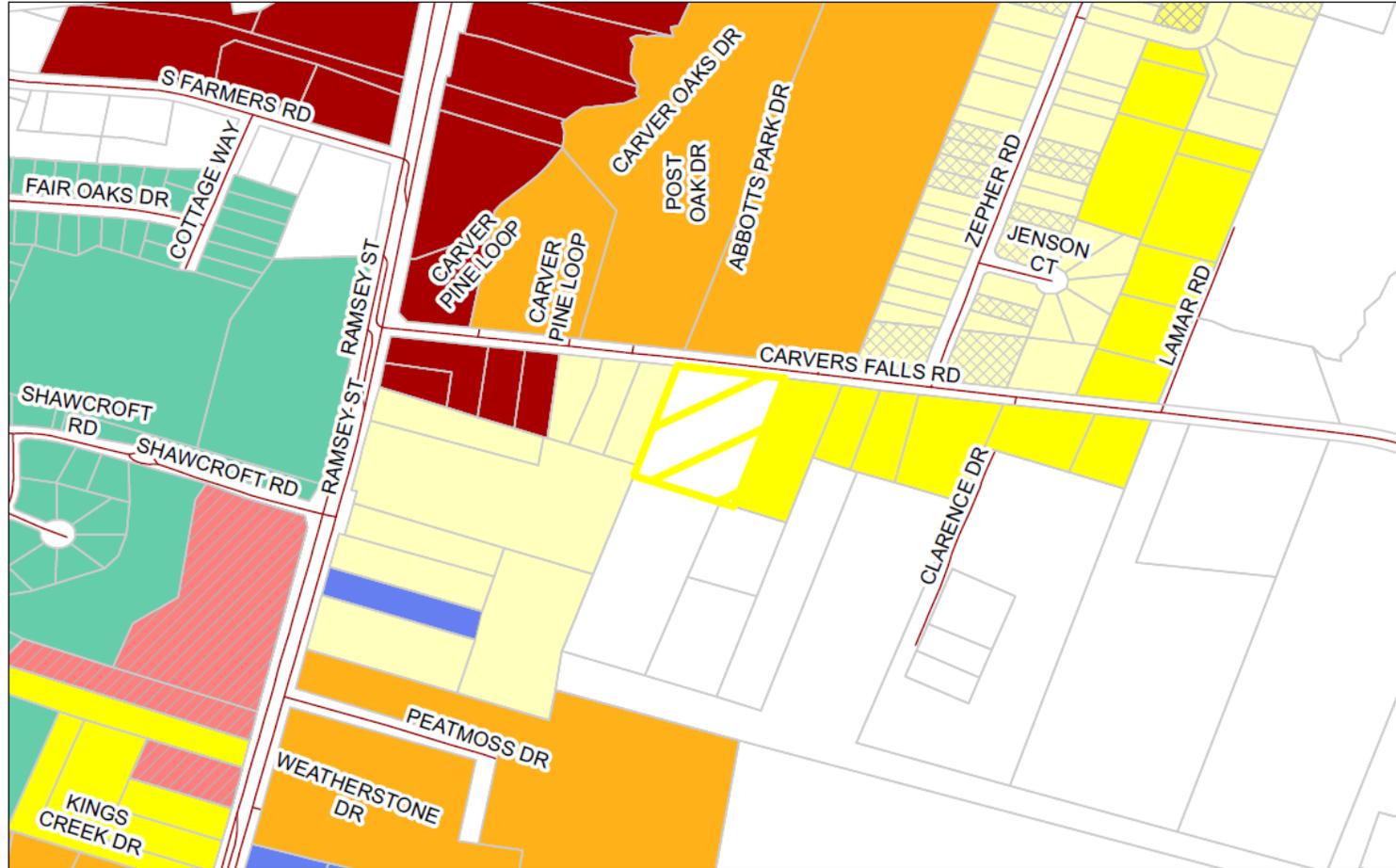
Legend

 P24-27  P24-27 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 #: P24-27

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Single Family Residential (SF-10)

Location: 0 Carvers Falls Road

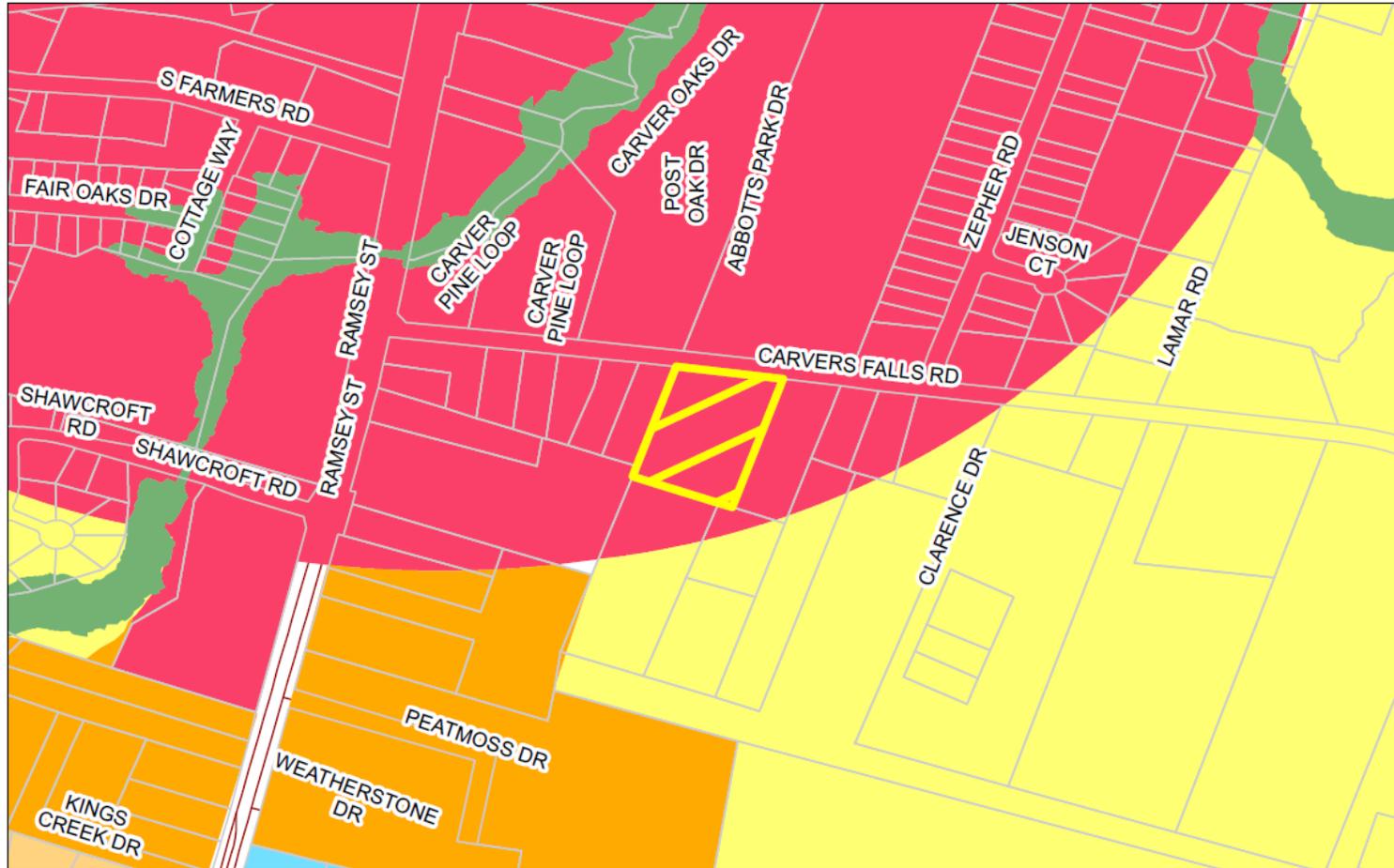
Legend

-  P24-27
-  CC - Community Commercial
-  LC/CZ - Conditional Limited Commercial
-  MR-5 - Mixed Residential 5
-  OI - Office & Institutional
-  PND - Planned Neighborhood Development
-  SF-6 - Single-Family Residential 6
-  SF-6/MHO - Single-Family Residential 6 Manufactured Home Overlay
-  SF-10 - Single-Family Residential 10
-  SF-10/MHO - Single-Family Residential 10 Manufactured Home Overlay



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Land Use Map

Case #: P24-27

Request: Rezoning

Mixed Residential 5
Conditional Zoning (MR-5/CZ) to
Single Family Residential (SF-10)

Location: 0 Carvers Falls Road

Legend

 P24-27

Land Use Plan 2040

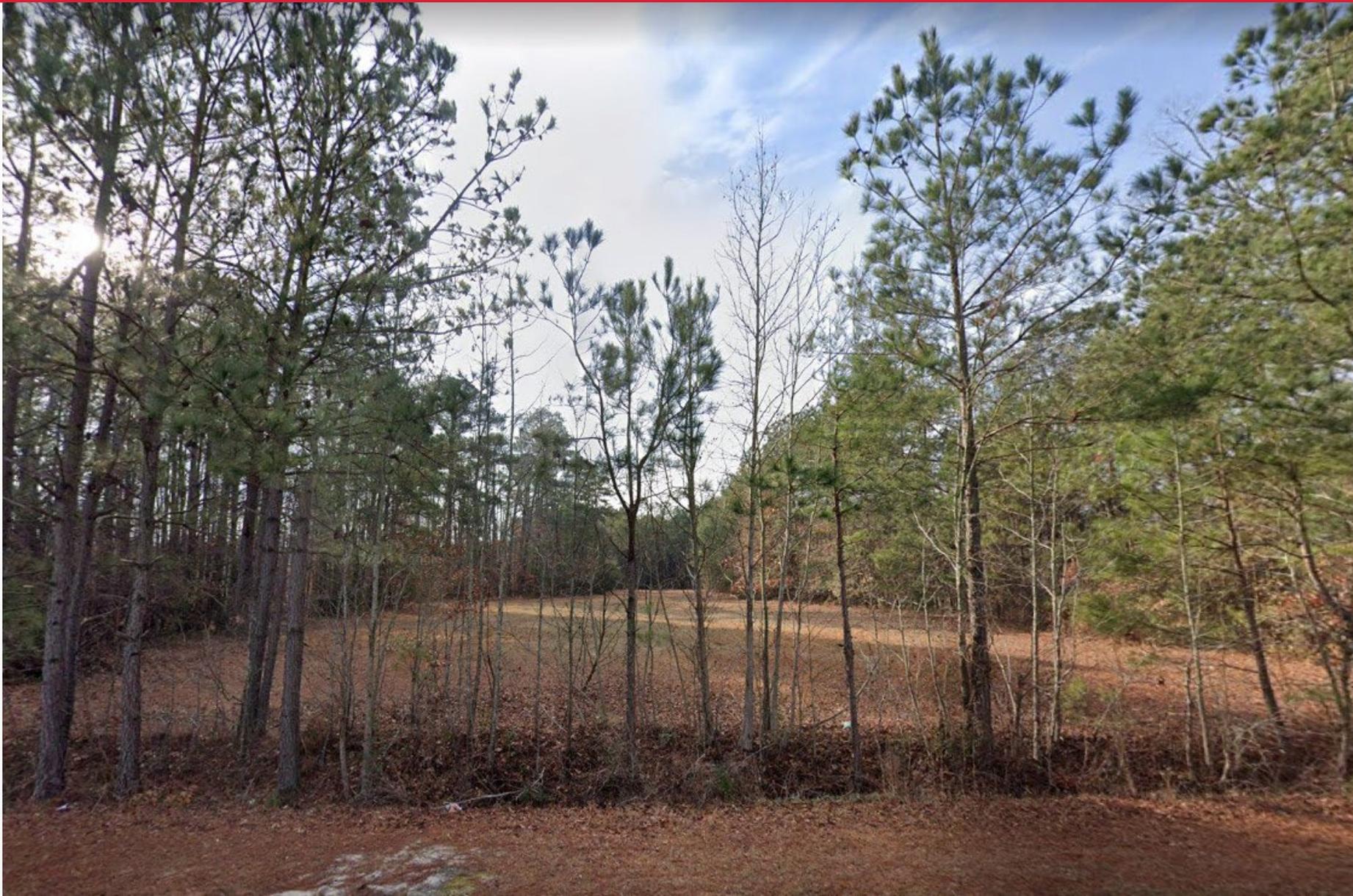
Character Areas

-  PARKOS - PARK / OPEN SPACE
-  LDR - LOW DENSITY
-  MDR - MEDIUM DENSITY
-  HDR - HIGH DENSITY RESIDENTIAL
-  CC - COMMUNITY CENTER
-  OI - OFFICE / INSTITUTIONAL



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North



West



East

- The subject property was previously rezoned in 2023 to Mixed Residential 5 Conditional Zoning for a small duplex community.
- Subsequently, the owner has determined that such a development would not be feasible.
- The current request would return the property to its original zoning designation of Single Family Residential 10.



The Zoning Commission and Professional Planning Staff recommend that the City Council move to APPROVE the map amendment to SF-10 based on 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 uses permitted by the proposed change in zoning district classification and the standards that apply to such uses would be appropriate in the immediate area; and
- There are no other factors that will substantially affect public health, safety, morals, or general welfare.

1. Approval 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 (recommended).
2. Approval 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.
3. Denial of the map amendment/rezoning based on the evidence submitted and finds that the map amendment/rezoning is inconsistent with the Future Land Use Plan.



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