

Zoning Case ZN8340

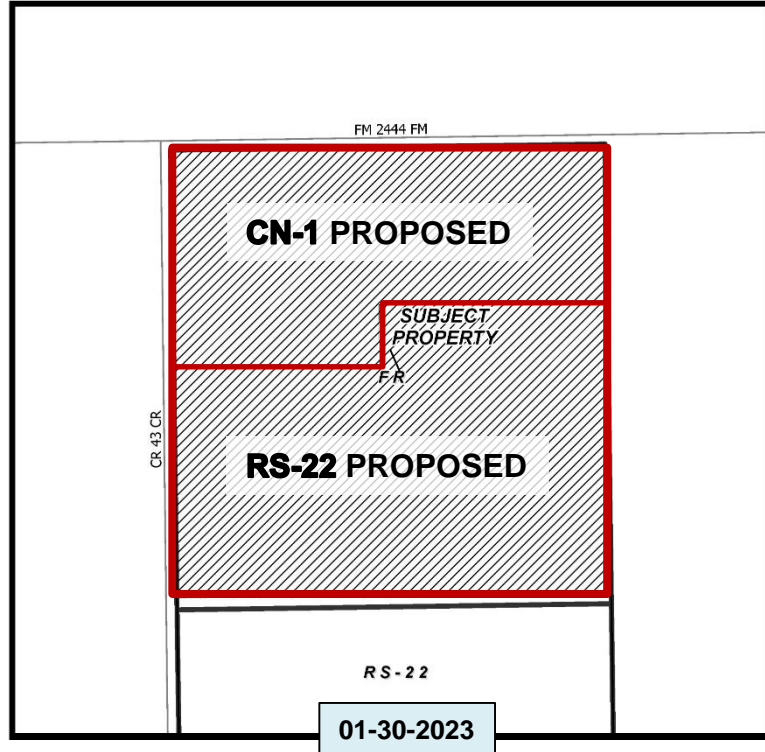


Cypress Point Capital LLC District 5

Rezoning for a property at or near
Farm-to-Market Road 2444/Staples St & County Road 43
From the "FR" Farm Rural District
To the "CN-1" Neighborhood Commercial & "RS-22"
Single-Family Districts



Zoning and Land Use



Proposed Use:

To allow a commercial development and a single-family subdivision (Caroline Heights Unit 2).

ADP (Area Development Plan):

London, Adopted on March 17, 2020

FLUM (Future Land Use Map):

Commercial and Medium-Density Residential

Existing Zoning District:

“FR” Farm Rural District

Adjacent Land Uses:

North: Transportation (FM-2444), Agricultural; Zoned: “OCL”

South: Agricultural (PC-approved Caroline Height Unit 1);
Zoned: “RS-22”

East: Agricultural; Zoned: “OCL”

West: Transportation (CR-43), Agricultural, Public/Semi
Public; Zoned: “OCL”



Public Notification

- 1 Notice mailed inside the 200' buffer
- 1 Notice mailed outside the 200' buffer

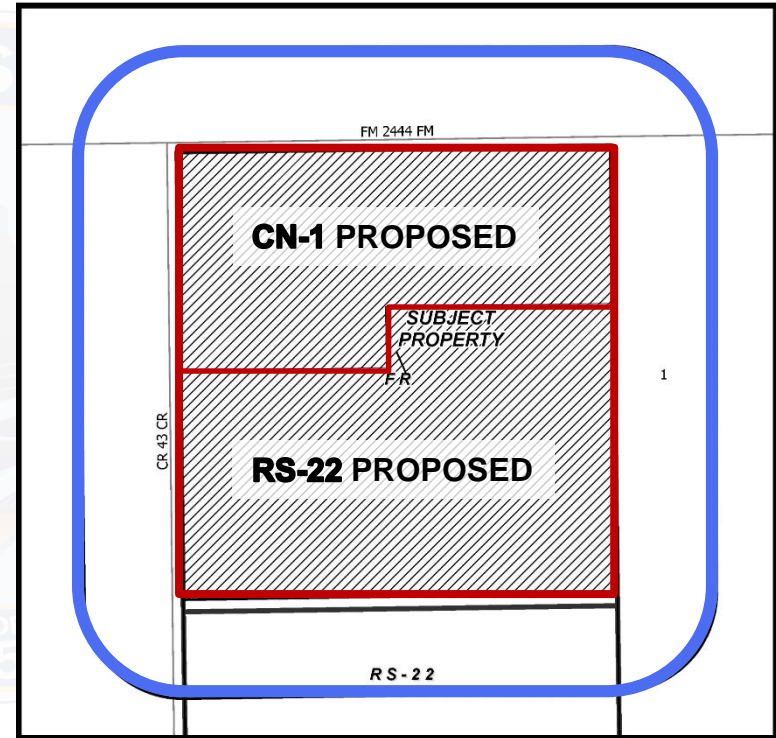
Notification Area

Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

X

In Favor: 0 (0.00%)

O



**Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*

Staff Analysis & Recommendation

- The proposed rezoning is consistent with Plan CC and with the FLUM designation of Commercial along Farm-to-Market Road 2444 (FM-2444/S Staples Street); however not entirely with the FLUM of Medium-Density Residential on the interior.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. It will not have a negative impact upon the surrounding neighborhood.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

**Planning Commission and Staff Recommend Approval
To the “CN-1” AND “RS-22” Districts**