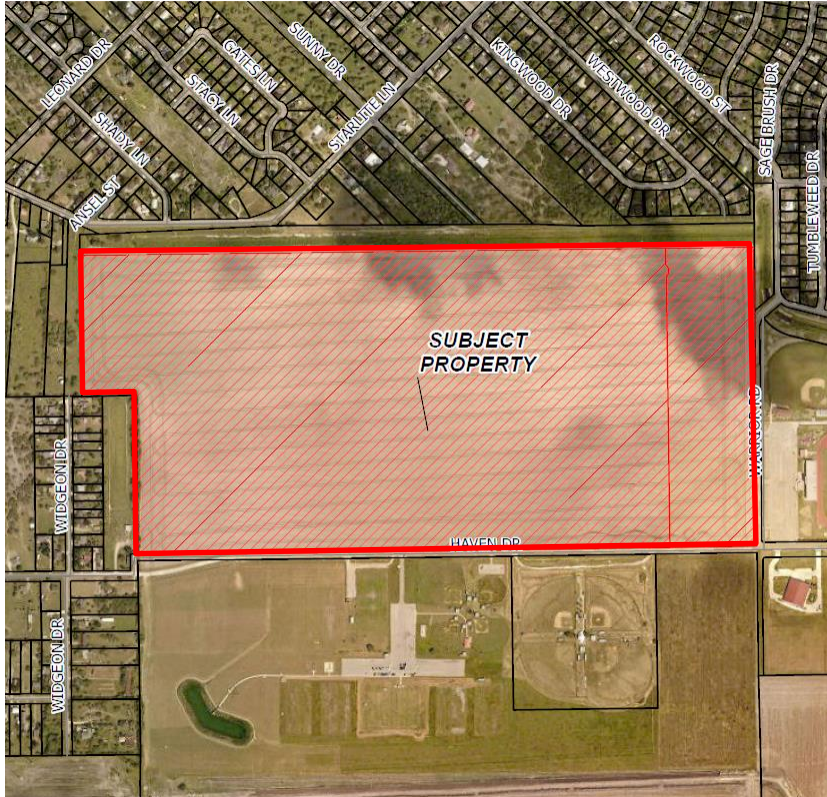


Zoning Case ZN8441



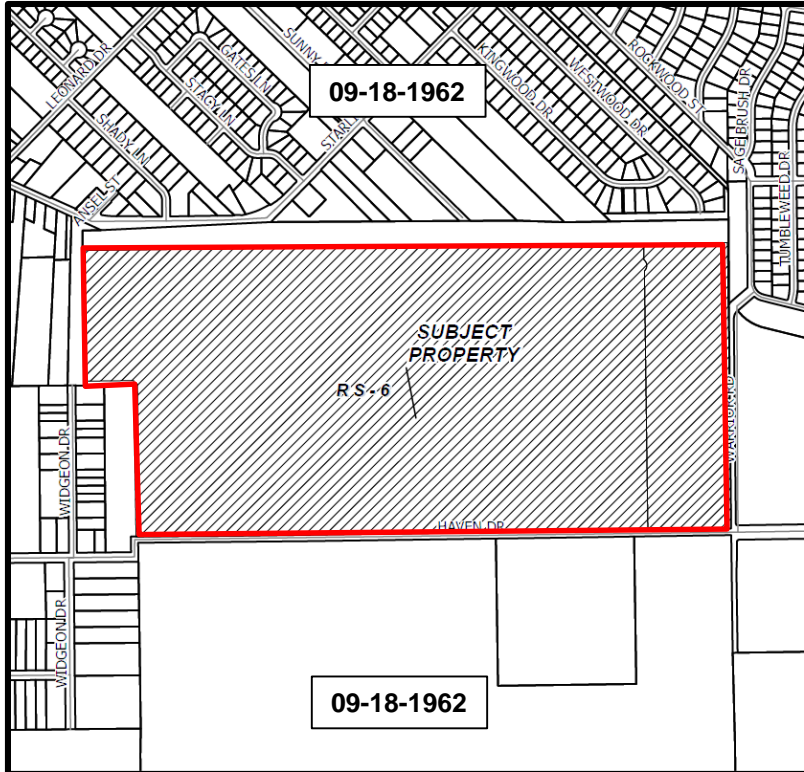
MPM Development, LLC.
District 1

Rezoning for a property at or near
11202 Haven Drive
From the "RS-6" Single-Family 6 District
To the "RS-4.5" Single-Family 4.5 District
and the "CN-1" Neighborhood Commercial District



City Council
October 15, 2024

Zoning and Land Use



Proposed Use:

To allow a residential subdivision and a commercial development.

ADP (Area Development Plan):

Northwest, Adopted on January 9, 2001

FLUM (Future Land Use Map):

Medium-Density Residential

Existing Zoning District:

“RS-6” Single-Family 6

Adjacent Land Uses:

North: Low-Density Residential and Vacant; Zoned: RS-6

South: Park and Vacant; Zoned: RS-6

East: Public/Semi-Public and Low-Density Residential;
Zoned: RS-6

West: Low-Density Residential and Vacant; Zoned: RS-6

Public Notification

53 Notices mailed inside the 200' buffer
8 Notices mailed outside the 200' buffer

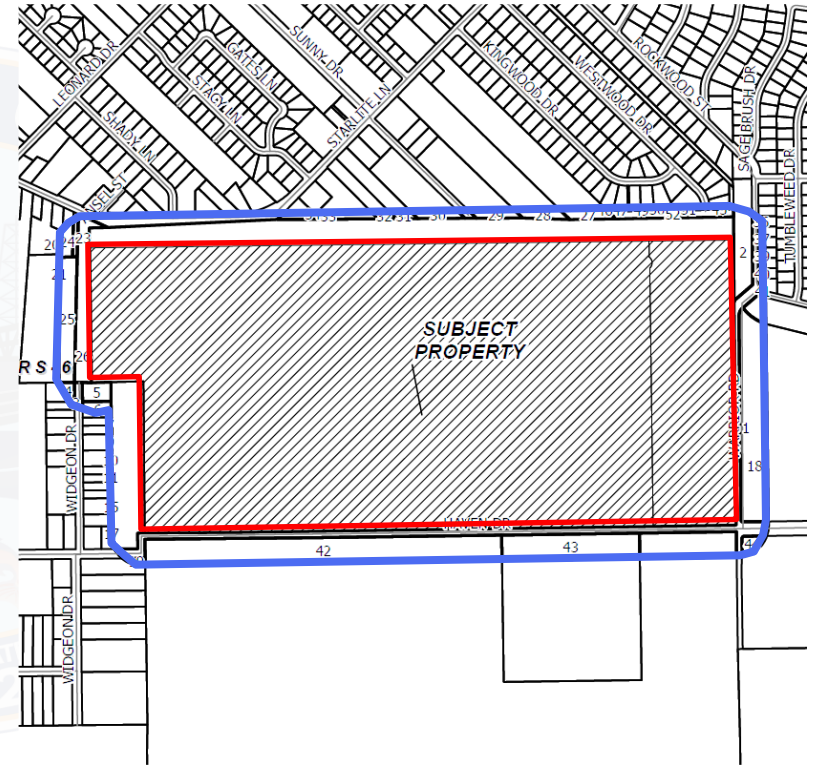
Notification Area

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 and Recommendation

- The proposed rezoning is consistent with several elements and goals of the comprehensive plan; however, is inconsistent with the future land use designation of Medium-Density Residential for a small portion along Warrior Road.
- The request to amend the subject property to accommodate residential subdivisions and commercial developments is compatible with the present zoning and conforming uses of the nearby property.
- The subject property 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 “RS-4.5” SINGLE-FAMILY 4.5 AND “CN-1”
NEIGHBORHOOD COMMERCIAL DISTRICT**