

# Zoning Case #0122-07

## Mostaghassi Investment Fund

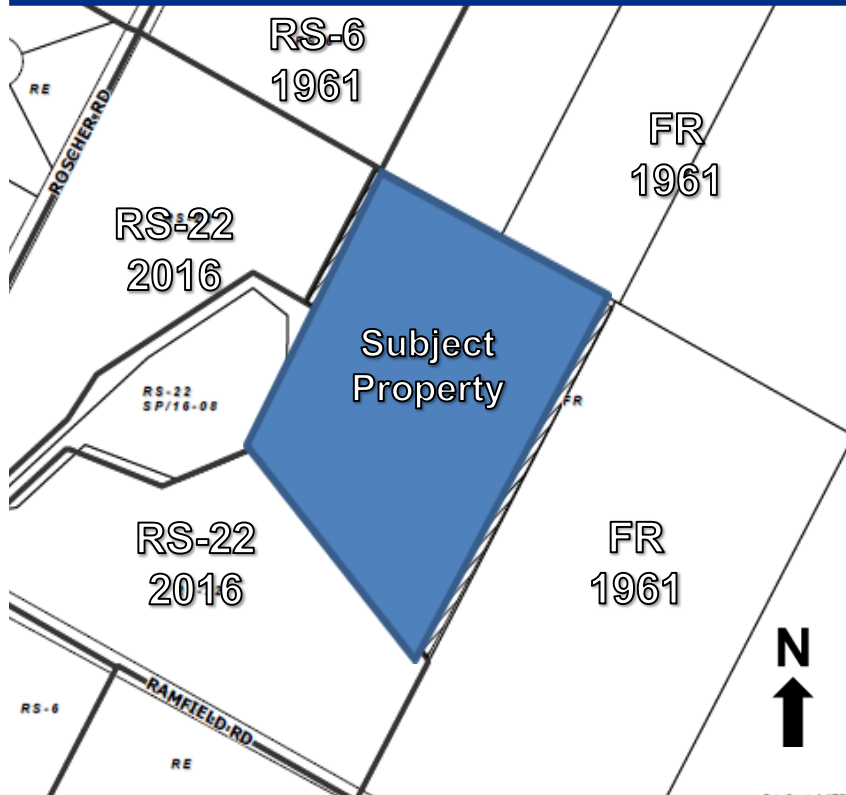
Rezoning for a property at 2020 Ramfield Road

From “FR” To “RS-22”



City Council  
March 22, 2022

# Zoning Pattern and Adjacent Development



Currently Zoned:  
"FR" Farm Rural District

Proposed Use:  
Single-family Residential Subdivision, 2 dwelling units per acre, "RS-22"

Surrounding Uses:

- North: Agricultural
- South: Agricultural
- East: Agricultural
- West: Low Density Residential

# Public Notification

4 Notices mailed inside 200' buffer  
5 Notices mailed outside 200' buffer

## Notification Area

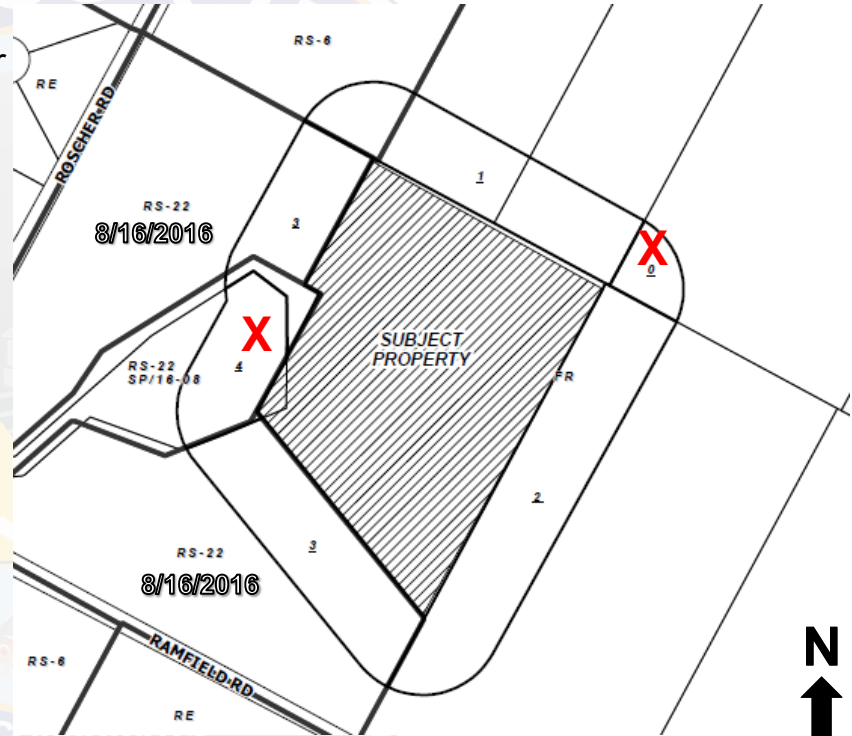
Opposed: 2 (14.56%)  
Separate Opposed Owners: 2



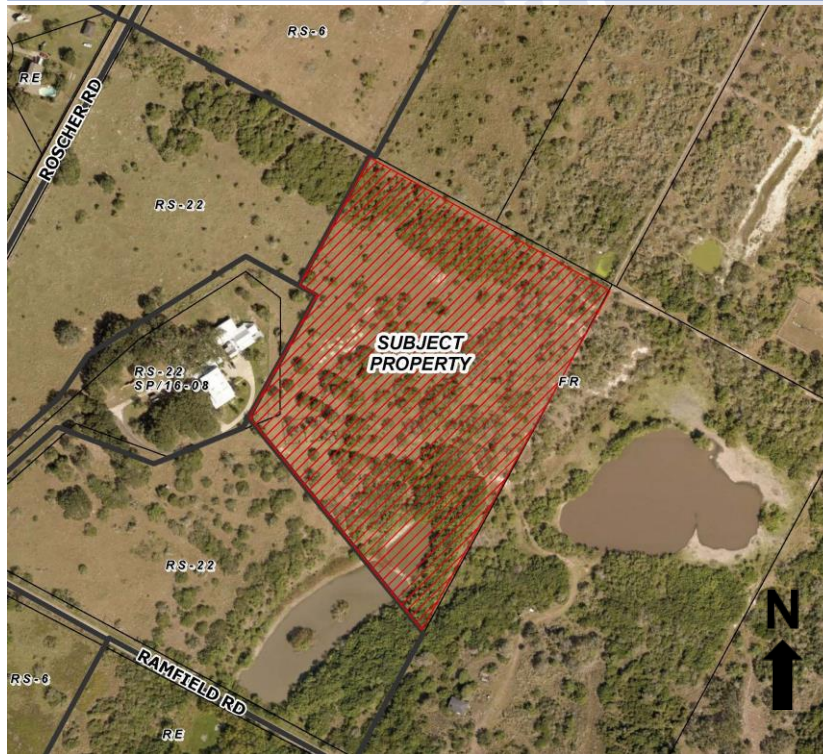
In Favor: 0 (0.00%)



*Notified property owner's land in square feet / Total square footage of all property in the notification area =  
Percentage of public opposition*



# Staff Analysis and Recommendation



- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties.
- While the APZ-1 does not allow residential uses, APZ-2 recommends lower overall density. An alternative to the “RS-22” District is the “RE” District, which further reduces density to one unit per acre.
- Planning Commission and Staff Recommendation: Denial