



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of March 26, 2013
Second Reading/Action Item for the City Council Meeting of April 9, 2013

DATE: February 28, 2013

TO: Ronald L. Olson, City Manager

FROM: Mark E. Van Vleck, P.E., Director, Development Services Department
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PUBLIC HEARING – CHANGE OF ZONING
N.P. Homes, L.L.C. (Case No. 0213-03)
Change from “FR” Farm Rural District to “RS-6” Single-Family 6 District
Property Address: 7511 Wooldridge Road

CAPTION:

Case No. 0213-03 N.P. Homes, L.L.C.: A change of zoning from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District, not resulting in a change of future land use. The property is described as Rodd East, Block 20, Lot 1, located along the south side of Wooldridge Road and approximately 510 feet east of Quebec Drive.

PURPOSE:

The purpose of this item is to rezone the property to allow the development of a single-family subdivision.

RECOMMENDATION:

Planning Commission and Staff Recommendation (February 27, 2013):

Approval of the change of zoning from the “FR” Farm Rural District to the “RS-6” Single-Family 6 District.

BACKGROUND AND FINDINGS:

As detailed in the attached Zoning Report, the applicant is requesting a rezoning to allow construction of a residential subdivision consisting of 41 lots.

The proposed rezoning is consistent with the adopted Future Land Use Plan and would be an extension of Greensfield by the Bay subdivision located west of the property. The proposed rezoning is compatible and consistent with the surrounding residential areas surrounding the property.

ALTERNATIVES:

1. Approve an intermediate zoning district; or
2. Deny the request.

OTHER CONSIDERATIONS:

Not Applicable

CONFORMITY TO CITY POLICY:

The proposed change of zoning is in the Southside Area Development Plan and is consistent with the adopted Future Land Use Plan, which slates the property for a low density residential use.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Planning/Environmental Services, Legal, and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2012-2013	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

LIST OF SUPPORTING DOCUMENTS:

Aerial Overview Map
Zoning Report with Attachments
Ordinance with Exhibits