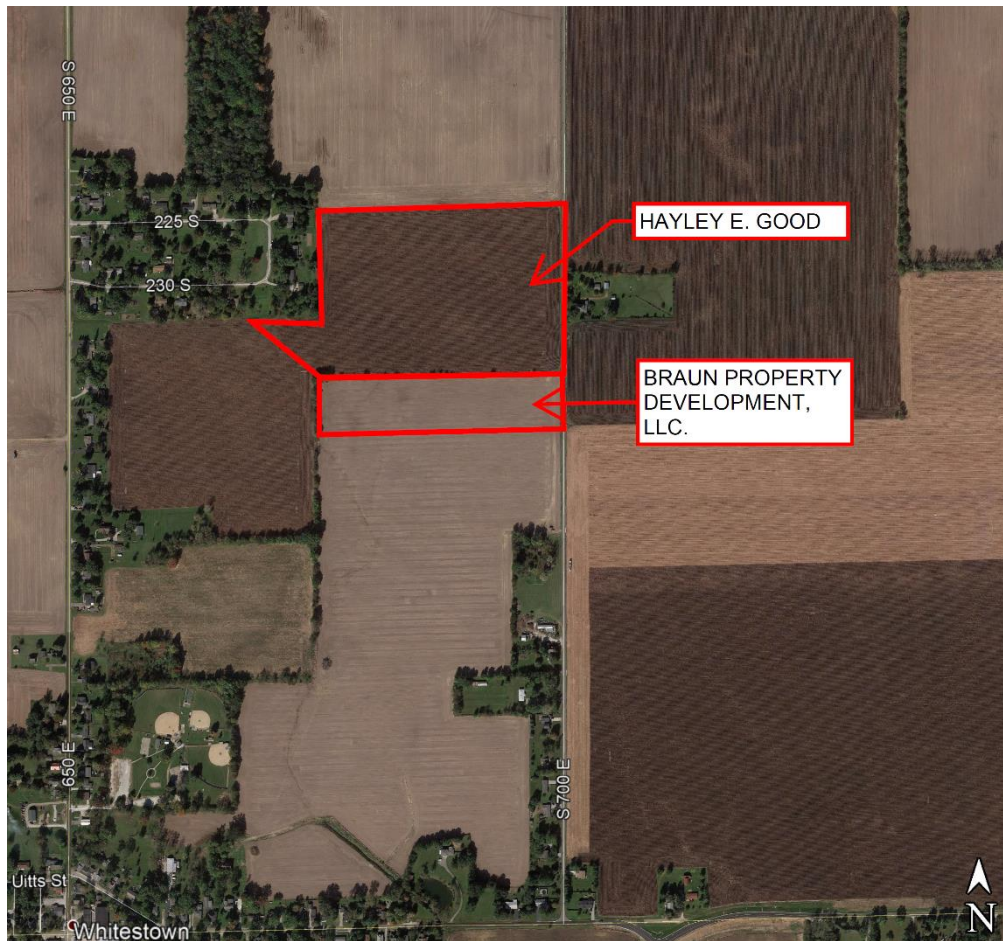




Staff Report PC19-043-ZA

Jackson Run - Zoning Amendment

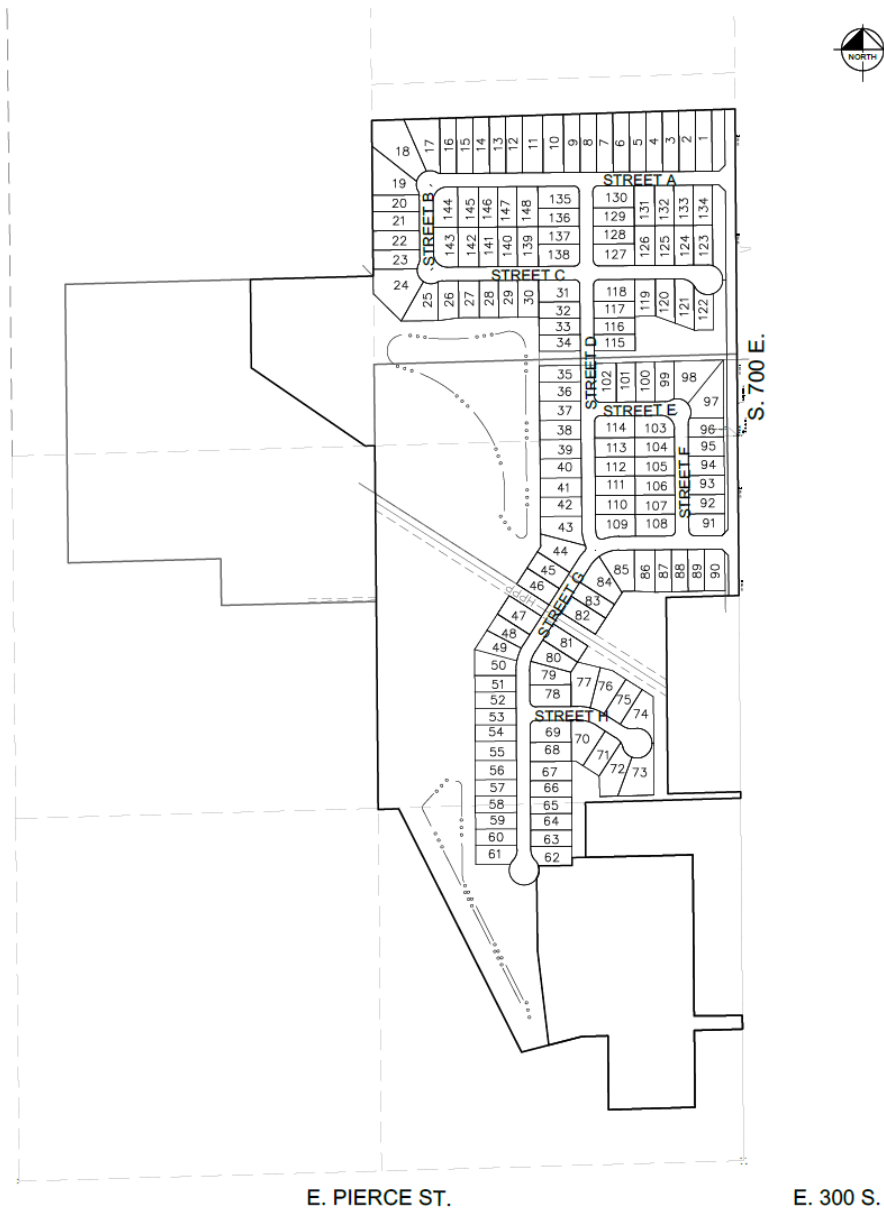
Docket PC19-043-ZA Zoning Amendment- The petitioner is requesting approval for a Zoning Amendment from AG Agriculture to R-3. The subject property contains approximately 41 acres and is located at on the west side of CR 700 E and north of East Pierce St (CR 300 S). The petitioner is Braun Property Development and property owner is Braun Property Development and Hayley Good.



Proposed Development

Petitioner is requesting approval of a zoning amendment from AG Agriculture zoning to R3 Residential. Petitioner proposes to develop a single-family residential neighborhood on the 41 acre site together with the adjoining R-3 zoned real estate located adjacent to and south of the property. The proposed neighborhood will be developed with single-family detached homes.

LOCATION MAP



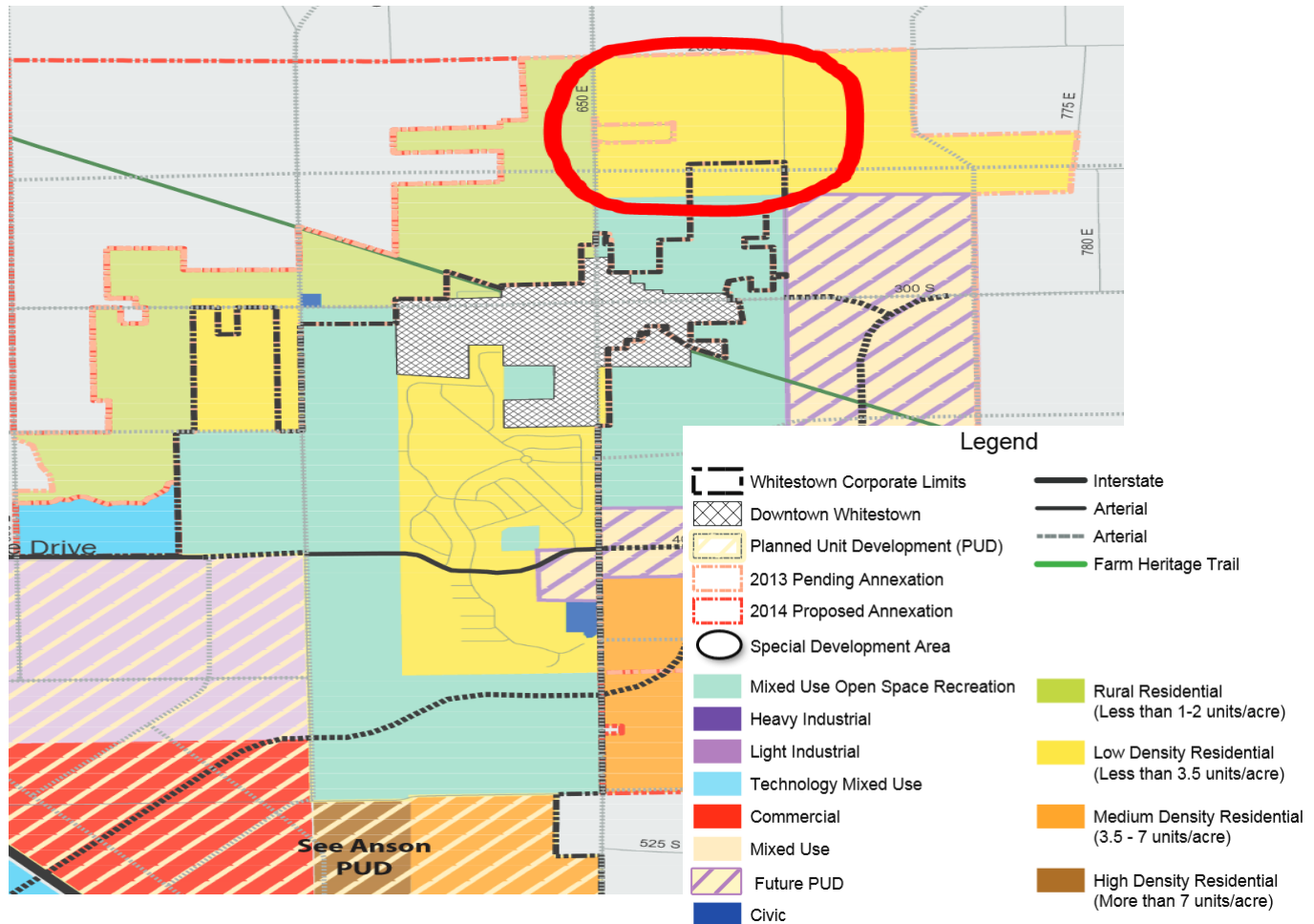
Zoning and Context

- North: AG used as field
- East: AG used as field
- South: R-3 Residential (undeveloped/ residential)
- West: AG used as field/ some residential

Comprehensive Plan

Land Use Plan

The 2015 Comprehensive Plan identifies this property as Low Density Residential



Unified Development Ordinance

Existing Zoning

AG Agriculture- This district is intended to maintain the rural and scenic qualities of the existing rural areas by preserving farm land and significant open lands while allowing landowners a reasonable return on their holdings. This area is designed to minimize the loss of farm lands and significant open lands to residential uses through the establishment of contiguous parcels of non-residential acres and to maximize the clustering of rural residential lots on the least number of acres located on existing farmlands and significant open lands.

Development Standards for AG Agricultural	
Minimum lot area:	15,000
Minimum open space:	50%
Maximum building height:	35

Some Permitted uses include:

(See UDO for complete list)

- Farm
- Farm Seasonal Worker Housing
- Hay, Grain, Feed Stores
- Plant Nursery
- Church
- Single-Family Dwelling
- Municipal or Government Building
- Fair Grounds
- Sale Barn for Livestock

Proposed Zoning

R3 Residential- This is a medium-density single-family district, which may include two-family dwellings with Development Plan approval. Development in this district typically ranges from 1.75 homes per acre to 3.00 homes per acre. In this district, residential development at these densities requires connection to public water and sewer utilities.

Development Standards for R3 Residential	
Minimum lot area:	9,000
Minimum open space:	30%
Maximum building height:	35

Permitted uses include:

- Dwelling- Single Family
- Dwelling- Two Family
- Group Residential Facility
- Minor Residential Subdivision
- Major Residential Subdivision

Staff Comments

1. The rezoning process is a legislative act. The Plan Commission will make a recommendation to the Town Council who then has the final say. Because this is a legislative act, the Plan Commission can require that certain commitments be made part of the rezoning and then run with the land.
2. Before being further developed, the project will require Subdivision approval and/or Development Plan approval by the Plan Commission.
3. Staff believes proposed rezone is in line with the comprehensive plan and meets the goals of the comprehensive plans and transportation plan for the town.

Decision Guidelines

Per the UDO Section 9.2.E.3.a the WPC and the Town Council shall pay reasonable regard to the following five decision criteria when taking action on all rezoning requests:

- the Comprehensive Plan;
- the current conditions and the character of current structures and uses in each district;
- the most desirable use for which the land in each district is adapted;
- the conservation of property values throughout the Jurisdictional Area; and
- responsible development and growth.