



Staff Report PC20-005-ZA

Emmis/CRF - Zoning Amendment

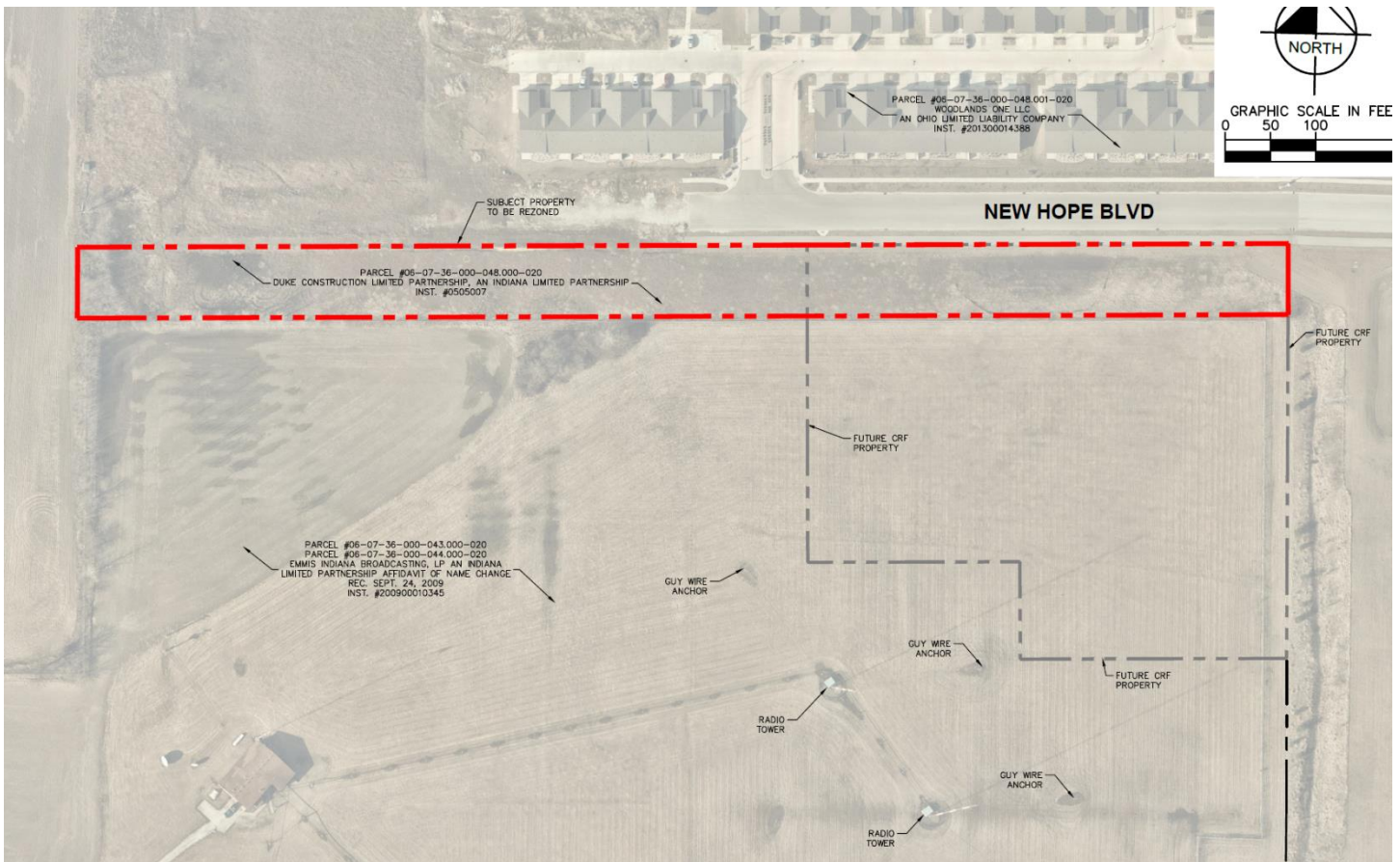
Docket PC20-005-ZA Zoning Amendment- The petitioner is requesting approval for a Zoning Amendment from PUD (Anson) to UB (Urban Business). The subject property contains approximately 2.41 acres and is located at on the north side of Emmis Property (radio towers) and south of New Hope Blvd. The petitioner is Matthew S Carr and Kimley Horn and property owner is Duke Realty.



Proposed Development

The approximately 2.41-acre Site is located on the south side of New Hope Boulevard. Petitioner seeks to rezone the Site to the UB District, which is the same zoning district adjacent to and south of the Site. Petitioner proposes to develop an assisted living facility on a part of the Site together with the adjoining UB-zoned real estate located adjacent to and south of the Site. Rezone is for easement owned by Duke Realty located in the PUD.

Preliminary Site Plan



Zoning and Context

- North: Anson PUD
- East: Anson PUD
- South: UB Urban Business
- West: Anson PUD

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.