

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 12-I-25-RZ **Related File Number:**
Application Filed: 10/27/2025 **Date of Revision:**
Applicant: DSSD DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: Southwest side of Heiskell Rd, northwest of Emory Rd
Other Parcel Info.:
Tax ID Number: 46 23701 **Jurisdiction:** County
Size of Tract: 3.97 acres
Accessibility: Access is via Heiskell Road, a minor arterial street with a pavement width of 21-ft within a 65-ft right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: **Density:** up to 5 du/ac
Planning Sector: North County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has a residential character comprised of single-family dwellings on a range of lot sizes and townhouse developments. Commercial, office, and multi-family development is concentrated along E Emory and W Emory Roads to the south. The Collier Nature Preserve, Powell Public Library, and Beaver Creek are within a half-mile to the south.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7809 HEISKELL RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Yes, this is an extension of the zoning.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet

Staff Recomm. (Abbr.): Postpone the application 30 days to the February 12, 2026 Planning Commission meeting to permit time for a sight distance evaluation.

Staff Recomm. (Full):

Comments:

Action: Withdrawn

Meeting Date: 1/8/2026

Details of Action: Withdrawn

Summary of Action: Withdrawn

Date of Approval:

Date of Denial:

Postponements: 12/11/2025

Date of Withdrawal: 1/8/2026

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: