# CASE SUMMARY

APPLICATION TYPE: REZONING



FAX•215•2068

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File Number:3-N-04-RZApplication Filed:2/9/2004Applicant:EAGLE BEND REALTYOwner:Comparison of the second s

#### PROPERTY INFORMATION

General Location:	Northwest side Hill Rd., north of Cabbage Rd.			
Other Parcel Info .:				
Tax ID Number:	28 128.01 AND PART OF 118	Jurisdiction:	County	
Size of Tract:	39 acres			
Accessibility:	Access is via Hill Rd., a major collector street with 19' of pavement within a 40' right-of-way.			

**Related File Number:** 

Date of Revision:

GENERAL LAND USE INFORMATION			
Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Single family subdivisi	on	Density: 3 du/ac
Sector Plan:	North County	Sector Plan Designation:	Low Density Residential
Growth Policy Plan:	Rural Area		
Neighborhood Context:	This site is within an area of rural residential development that has been occurring under Agricultural zoning. Recent development has been for more intensive residential subdivision uses under RA and PR zoning.		

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

Street:

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:	In rural area, under the growth plan, maximum density that can be requested is 1-3 du/ac.
Extension of Zone:	No
History of Zoning:	None noted

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

# SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

# OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MF	PC ACTION AND DISPO	DSITION
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):		Planned Residential) zoning. sity of 1 to 3 dwellings per acre	
Staff Recomm. (Full):	the proposed acc the property. The Plan identifies the	ess point onto Hill Rd. will need sector plan proposes low densit	ial zoning and development. The sight distance from to be certified as part of any subdivision submittal for y residential use for the site, but the Growth Policy idential rezonings are limited to PR at no more than 3
Comments:	<ol> <li>The PR zoning and intensity of th 2. PR zoning will review, issues su concerns can be 3. The PR zoning church and single</li> <li>THE EFFECTS O 1. Public water a 2. The proposed units. Approximat children would be development prop 3. The PR zoning scale and intensit</li> <li>CONFORMITY O 1. The PR zoning Plan proposal of 2. The site is loca which allows cons</li> </ol>	The surrounding development and require plan review and approva ch as traffic, sight distance, drain addressed. g will allow development similar to a family subdivisions. OF THE PROPOSAL and sewer utilities are available to zoning would allow the property tely 1,230 new vehicle trips would added to the school system. A to posal submitted to MPC. g and 1-3 density would impact ty of other development and zoni of THE PROPOSAL TO ADOPT g at a density up to 3 dwellings p low density residential uses. ated within the Rural Area of the	I allow development that is compatible with the scale zoning pattern. al prior to development of the property. During this hage, slope, lot layout and other development o surrounding residential uses that include a large o serve the site. to be developed with a maximum of 123 dwelling d be generated and approximately 81 school-aged raffic impact study would be required with any surrounding properties, but it is compatible with the ng in the area.
MPC Action:	Approved		MPC Meeting Date: 3/11/2004
Details of MPC action:			
Summary of MPC action:	APPROVE PR (Planned Residential) at a density of 1 to 3 dwelling units per acre		
Date of MPC Approval:	3/11/2004	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to public	ation?: 🔲 Action Appealed?:
	LEGISI	ATIVE ACTION AND D	ISPOSITION

Legislative Body:

Date of Legislative Action: 4/19/2004

**County Commission** 

Date of Legislative Action, Second Reading:

Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Approved	Disposition of Case, Second Reading:
If "Other":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: