# CASE SUMMARY

APPLICATION TYPE: REZONING



#### PROPERTY INFORMATION

General Location:	West side Brickyard Rd., northeast side Norfolk Southern Railroad ROW, north of W. Emory Rd		
Other Parcel Info.:			
Tax ID Number:	56 G A 17	Jurisdiction:	County
Size of Tract:	34 acres		
Accessibility:	Access is via Brickyard Rd., a major collector street with 20' of pavement within a 40' right-of-way.		

GENERAL LAND USE INFORMATION				
Existing Land Use:	Vacant land			
Surrounding Land Use:				
Proposed Use:	Residential subdivis	sion	Density: 1-5	
Sector Plan:	North County	Sector Plan Designation:		
Growth Policy Plan:	Planned Growth Are	ea		
Neighborhood Context:	This vacant site is within the Powell residential community that has developed under A, RA, RB, and PR zones			

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

Street:

7909 Brickyard Rd.

Location:

Proposed Street Name:

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural) & RA (Low Density Residential)	
Former Zoning:		
Requested Zoning:	PR (Planned Residential)	
Previous Requests:	None noted for this site, but other properties to the north and west have been zoned PR recently.	
Extension of Zone:	Yes	
History of Zoning:	None noted for this site, but the property in the area has been zoned PR for subdivision development in recent years.	

## PLAN INFORMATION (where applicable)

Current Plan Category:

#### Requested Plan Category:



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## 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.:

### **MPC ACTION AND DISPOSITION**

Planner In Charge:	kp		
Staff Recomm. (Abbr.):	APPROVE PR (Planned Residential) zoning. APPROVE a density of 1 to 5 dwellings per acre.		
Staff Recomm. (Full):	PR zoning at 1 to 5 dwellings per acre is consistent with surrounding residential zoning and development. The sector plan proposes low density residential use for this site.		
Comments:	Maximum development of 170 houses (at 5 du/ac) would add 1700 vehicle trips per day to the surrounding street network and 39 students to the area school population.		
MPC Action:	Approved		MPC Meeting Date: 4/12/2001
Details of MPC action:			
Summary of MPC action:	APPROVE PR (Planned Residential) at a density of 1-5 dwelling units per acre		
Date of MPC Approval:	4/12/2001	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	County Commission	
Date of Legislative Action:	5/29/2001	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: