

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 5-A-20-SP Related File Number: 5-J-20-RZ
Application Filed: 3/26/2020 Date of Revision:
Applicant: BENJAMIN MULLINS O/B/O ANN ROWLAND

PROPERTY INFORMATION

General Location: Northwest of Sam Lee Road, southwest of Solway Road, east of Swafford Road
Other Parcel Info.:
Tax ID Number: 103 073 **Jurisdiction:** County
Size of Tract: 248.99 acres
Accessibility: Access is via Sam Lee Road, a major collector, with a pavement width of 18.8 ft and a right-of-way width of 60 feet. Access is also via Swafford Road, a local street with a pavement width of 18.1 feet within a right-of-way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:** 3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** A (Agriculture), HP (Hillside Protection), SP (Stream Protection)
Growth Policy Plan: Rural Area; Planned Growth Area
Neighborhood Context: The area is mostly rural large lot agricultural land with single family residential homes. The areas adjacent to the south side of the property are zoned as PR (Planned Residential) up to 3 du/ac.

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

Street: 3324 Swafford Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), F (Floodway), A/TO (Agricultural/Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests: None noted.
Extension of Zone: Yes, PR zoning up to 3 du/ac is adjacent to the south.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: A (Agriculture), HP (Hillside Protection), SP (Stream Protection), MU-SD NWCO-6 (Mixed Use Special District)

Date of Legislative Action: 6/22/2020

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: