

Board of County Commissioners



**Conventional
Rezoning Cases**



RZ-23-06-048

Applicant: Brian Davidson

Appellant: Gail Vandewoude

From: R-1A (Single-Family Dwelling District)

To: R-1 (Single-Family Dwelling District)

Location: 1012 Venetian Ave; generally east of Grant St, north of Hunter Ave and approximately 290 ft west of Edgewater Dr.

Acreage: 0.32-gross acre

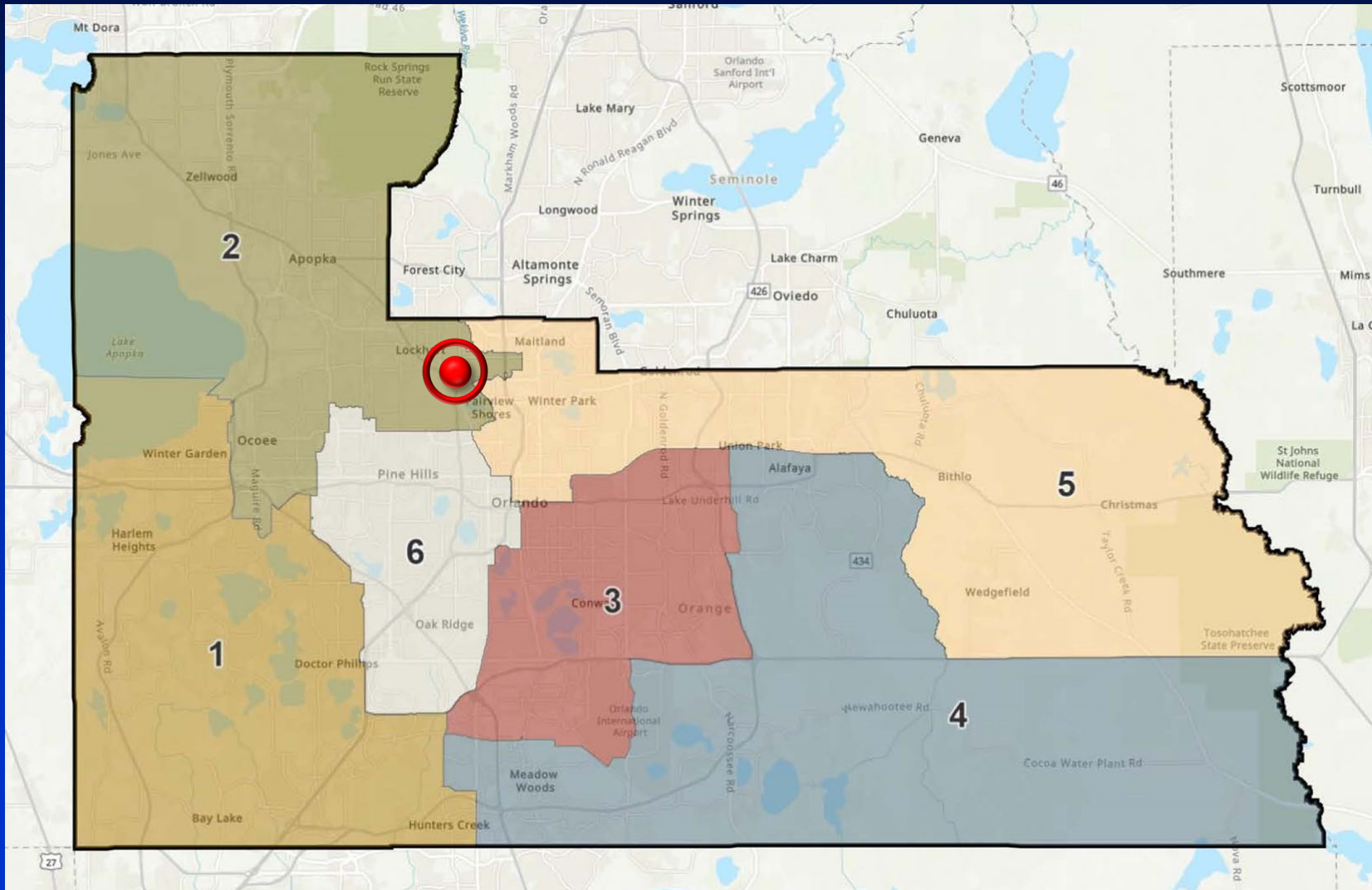
District: 2

Proposed Use: Two (2) detached single-family dwelling units (pending lot split approval)



RZ-23-06-048

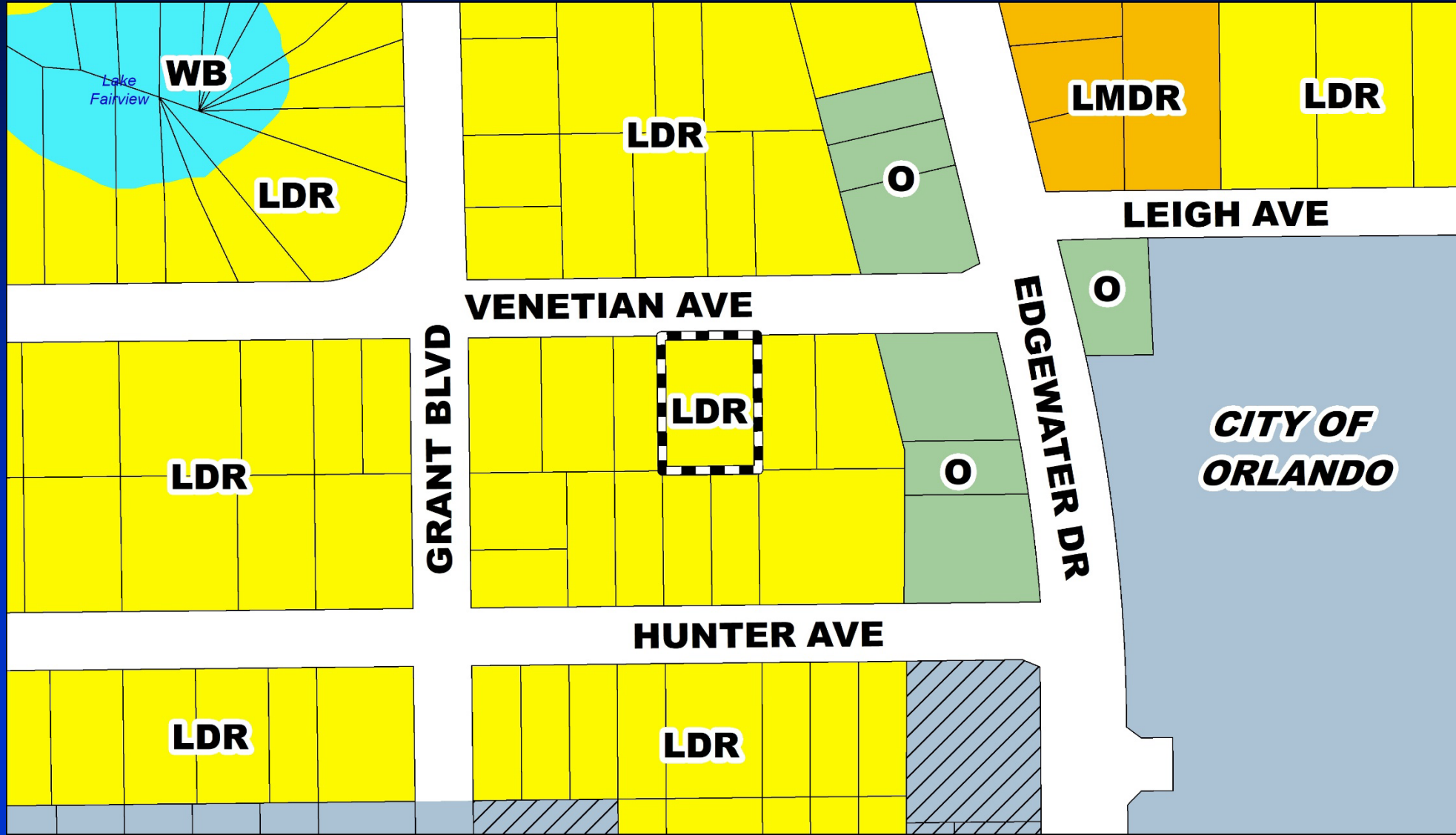
Location

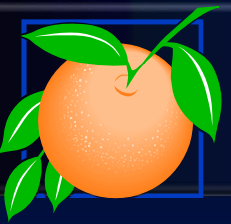




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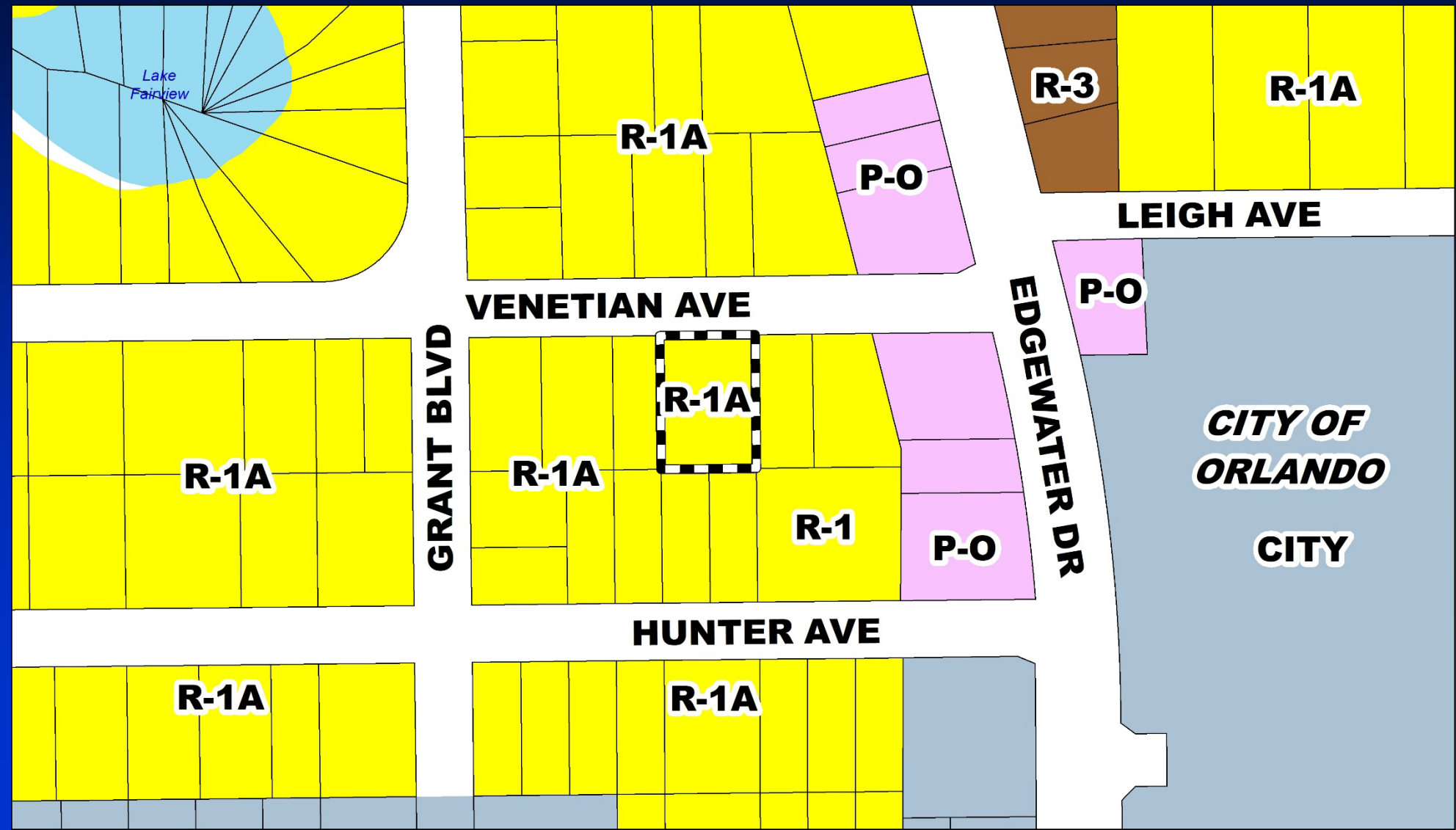
Future Land Use





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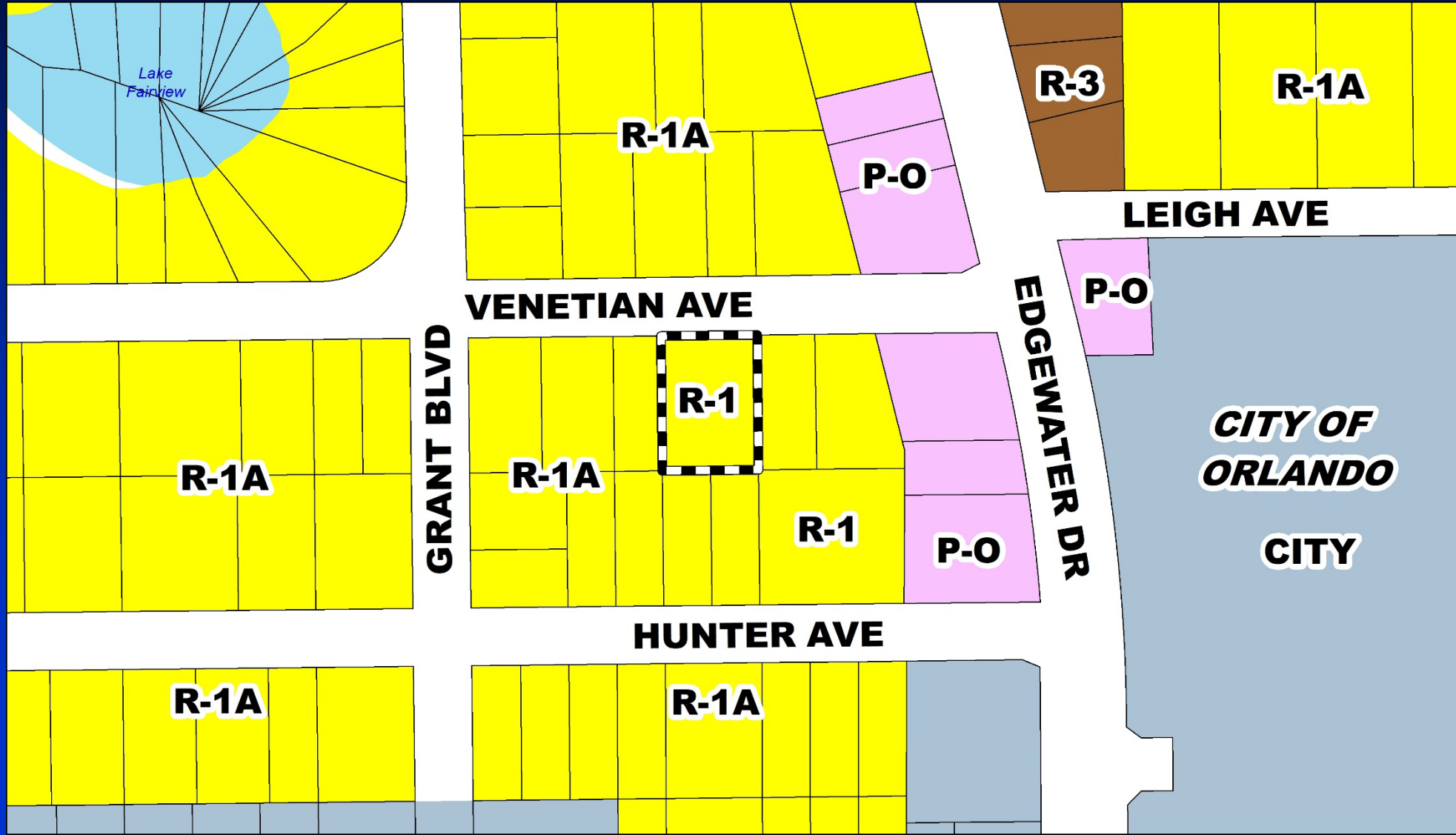
Zoning

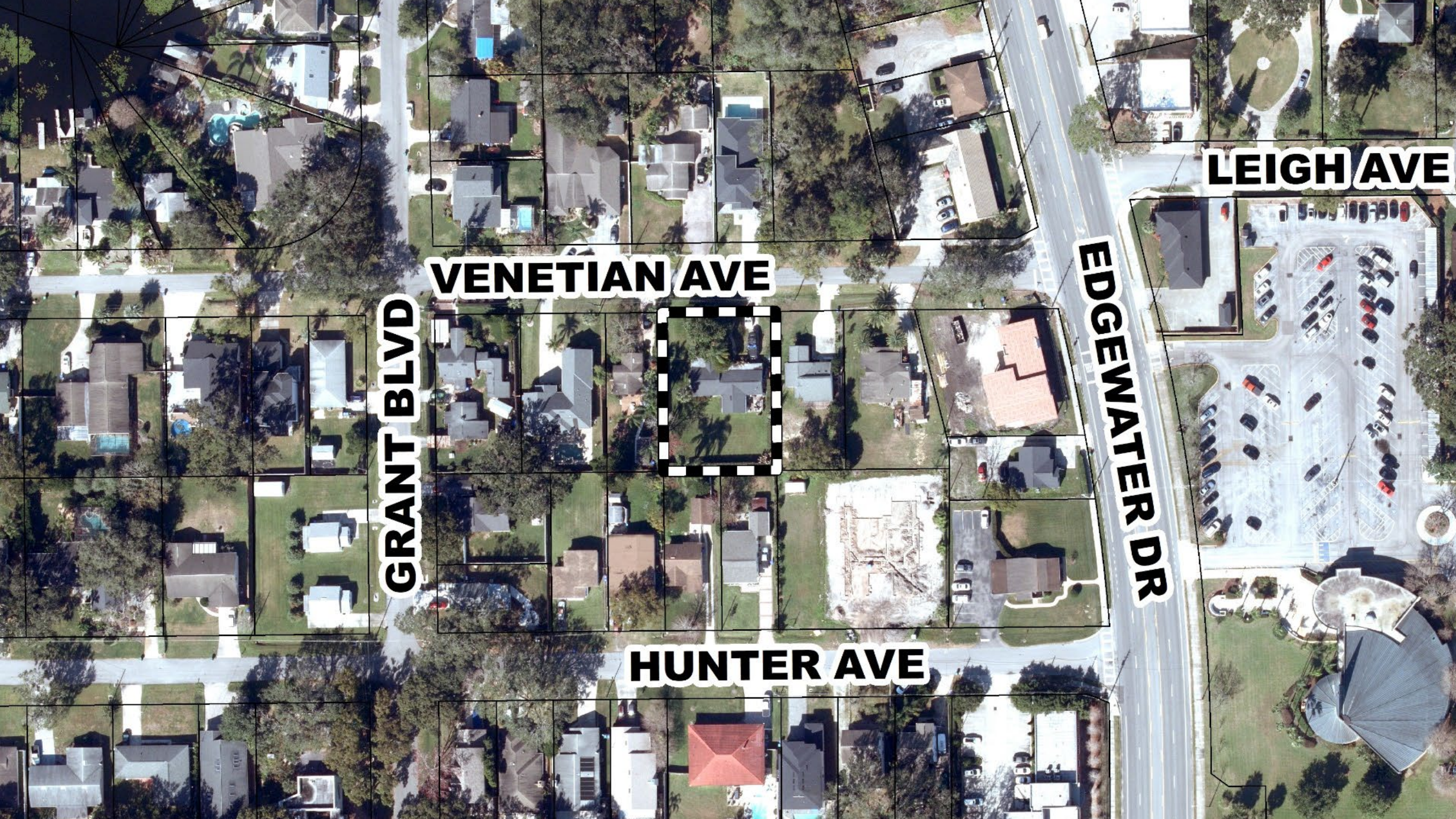




RZ-23-06-048

Proposed Zoning





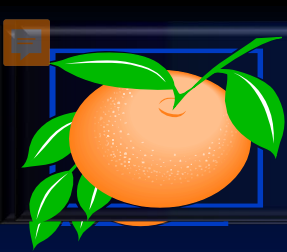
LEIGH AVE

VENETIAN AVE

EDGEWATER DR

HUNTER AVE

GRANT BLVD



Recommended Action

RZ-23-06-048:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the proposed R-1 (Single-Family Dwelling District) zoning.**



RZ-23-08-062 *WITHDRAWN

Applicant: Jesus Montero

From: A-2 (Farmland Rural District)

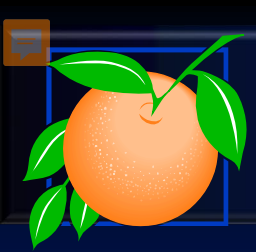
To: R-1 Restricted (Single-Family Dwelling District)

Location: 3827 N. Tanner Rd; generally located east of N Tanner Rd, south of Stonebriar Way, and north of Josair Dr.

Acreage: *1.58-gross acres*

District: 5

Proposed Use: Three detached single-family dwelling units, pending lot split approval.



RZ-23-07-057

Applicant: Asif Huda Khan, Land Markis, LLC

From: A-2 (Farmland Rural District)

To: R-2 Restricted (Residential District)

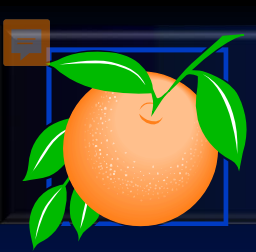
Location: 1975 4th Street; generally south of Pine Street, west of Hoenstine Avenue and north of 4th Street.

Acreage: 8.89-gross acres

District: 3

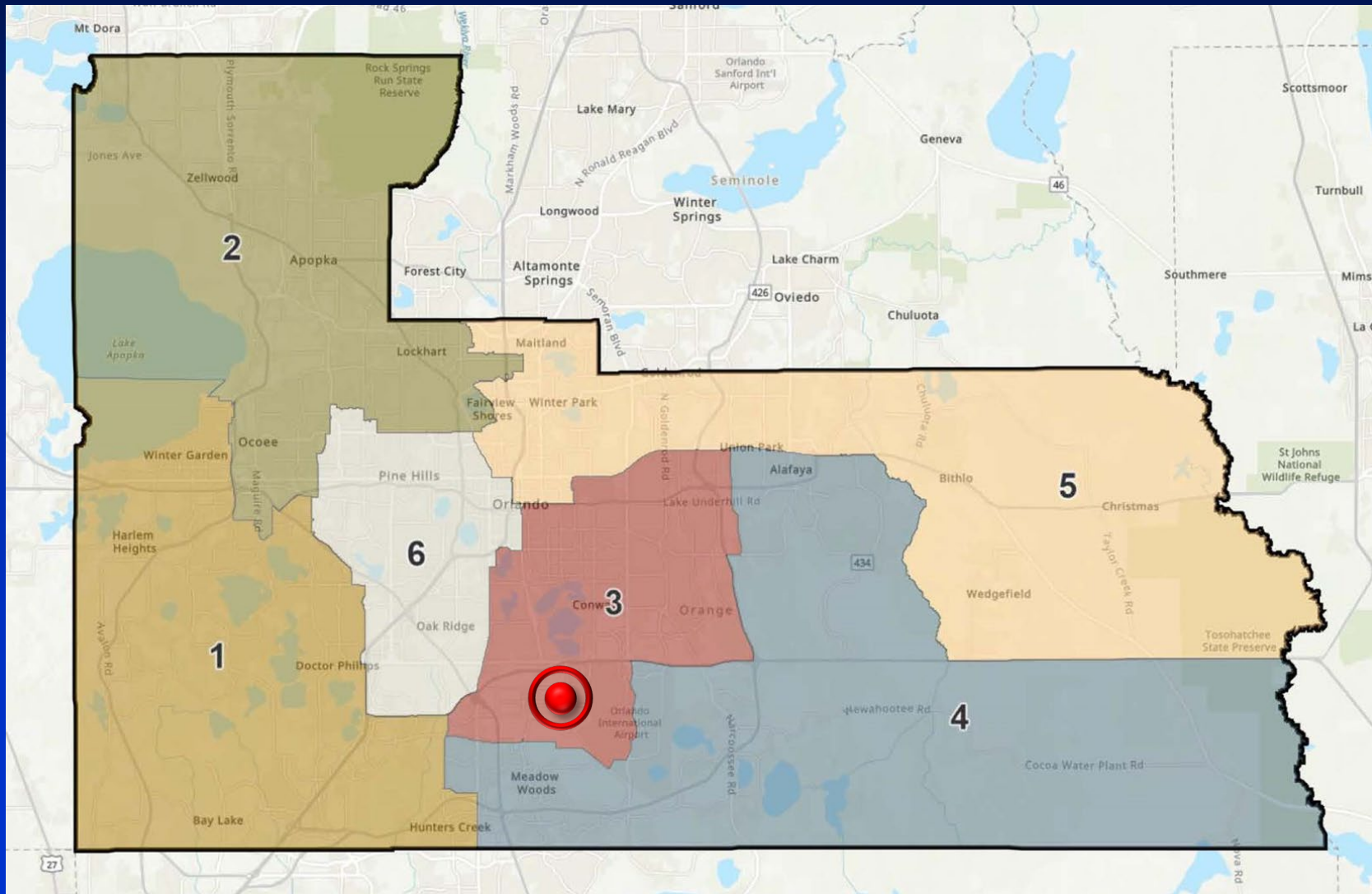
Proposed Use: ~~Eighty (80) single-family attached dwelling units (Townhomes) – Age Restricted.~~

Fifty (50) dwelling units – Age Restricted (duplexes, triplexes, and/or quadraplexes)



RZ-23-07-057

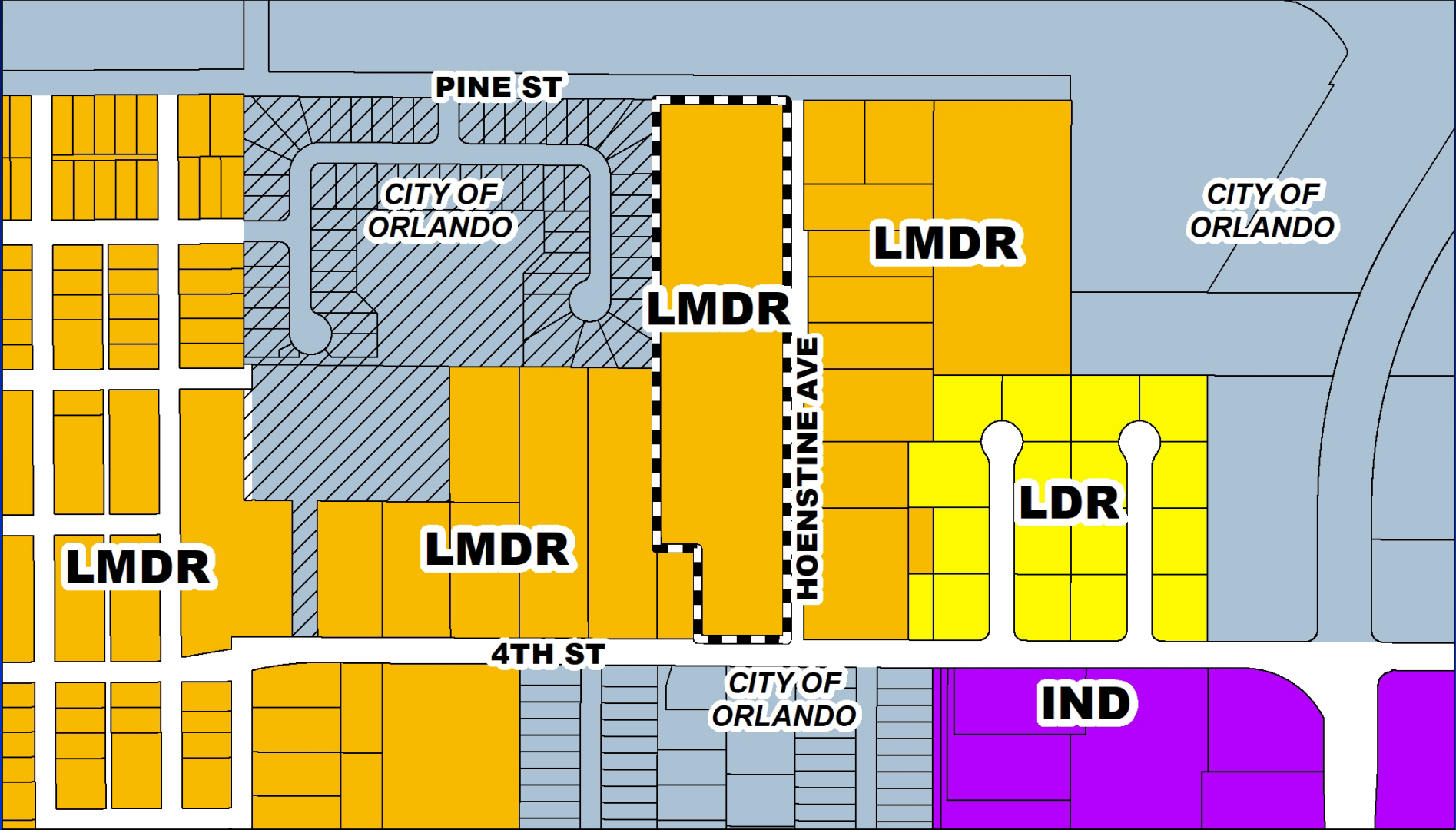
Location

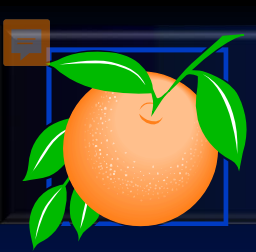




RZ-23-07-057

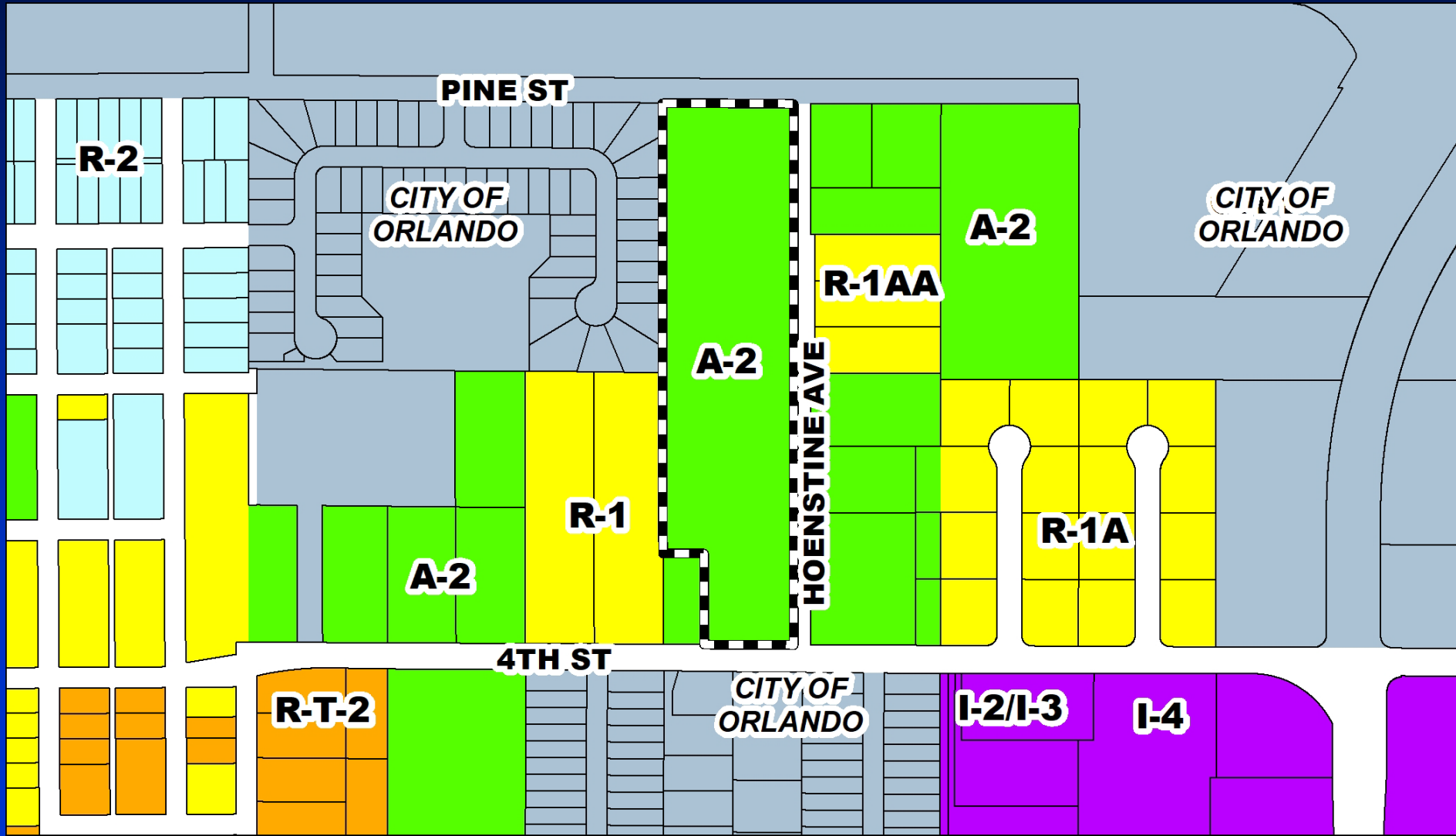
Future Land Use

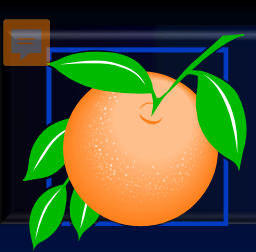




RZ-23-07-057

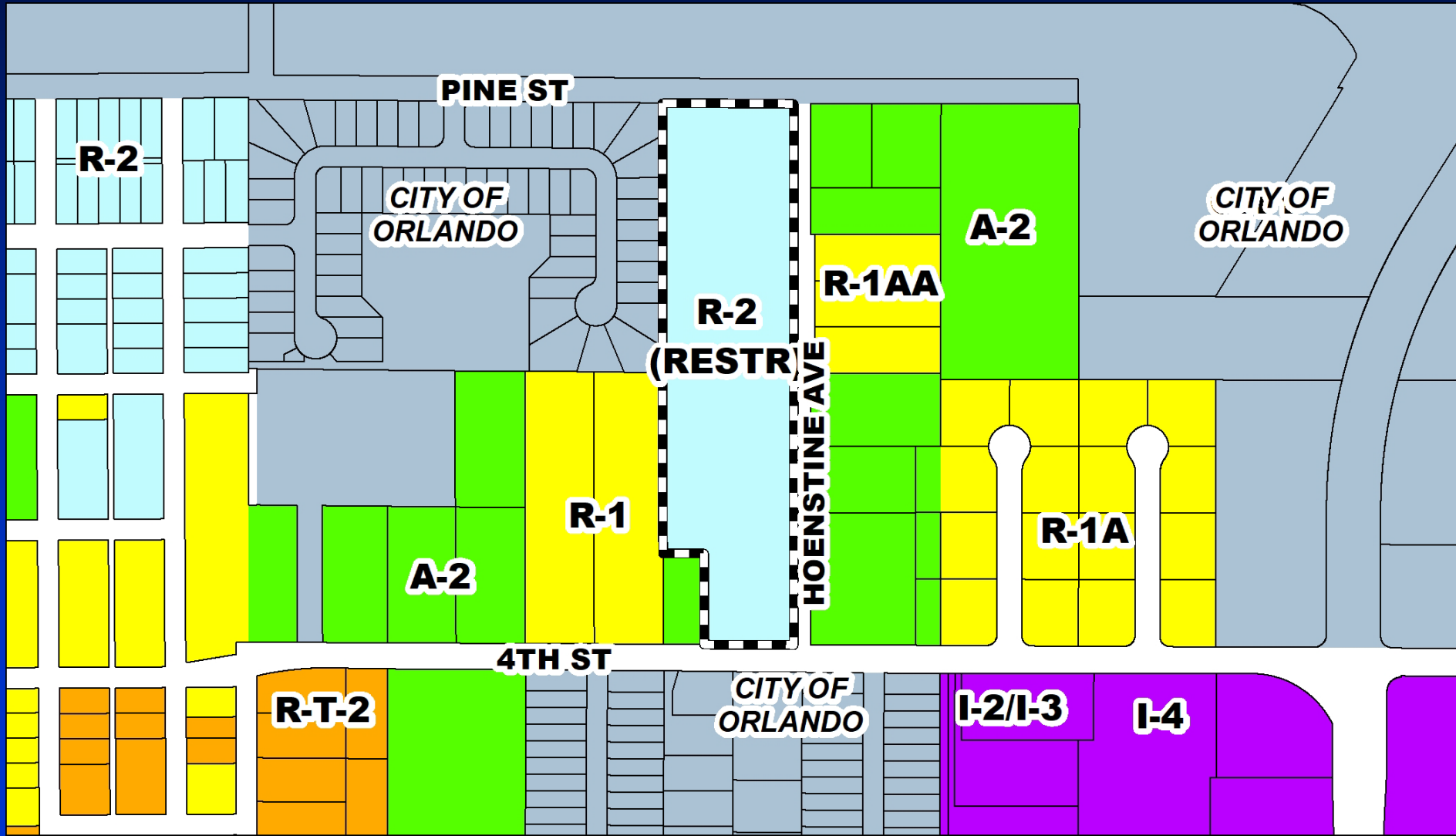
Zoning

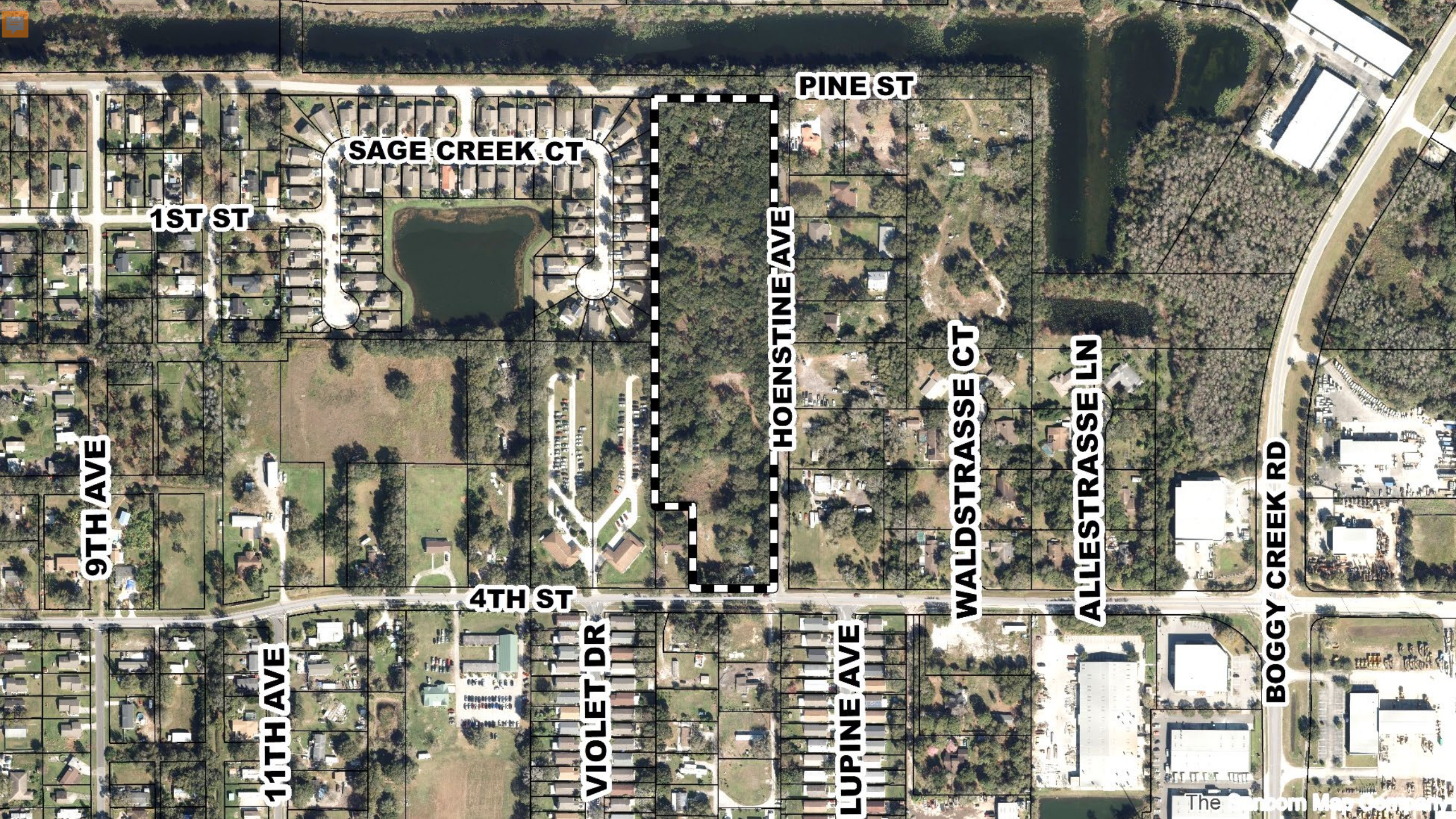




RZ-23-07-057

Proposed Zoning





9TH AVE

1ST ST

SAGE CREEK CT

PINE ST

HOENSTINE AVE

WALDSTRASSE CT

ALLESTRASSE LN

BOGGY CREEK RD

11TH AVE

4TH ST

VIOLET DR

LUPINE AVE



Community Meeting Summary

June 28th

Sally Ride Elementary School

- **Attendance – 28 Residents**

Summary:

Concerns for incompatibility, traffic, flooding, and crime

October 9th

Sally Ride Elementary School

- **Attendance – 16 Residents**

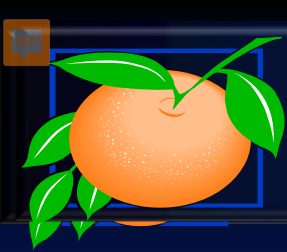
Summary:

Concerns for access and compatibility



Restrictions

- 1. Because the project includes approval for senior housing, the developer shall restrict occupancy to senior adults that comply with the requirements of the Housing for Older Persons Act [42 U.S.C. §3607(b).] No permanent residency by school-aged children shall be generated as a result of any development on this property. Any proposed future conversion of the senior housing to unrestricted housing or any proposal to add permanent residency by school-aged children shall require a rezoning that must be approved by the BCC at a public hearing. If the rezoning is approved, school impact fees in effect at that time shall be paid and the project shall comply with any school capacity and school concurrency regulations in effect at that time;**
- 2. Development shall be limited to no more than fifty (50) dwelling units;**
- 3. Development shall be limited to no more than two (2) stories in height;**
- 4. Development shall be limited single-family detached homes, duplexes, triplexes, and/or quadraplexes; and**
- 5. At the time of Preliminary Subdivision Plan review, a community meeting will be required to address site development standards including but not limited to landscape buffers along Hoenstine Avenue and 4th Street.**



Recommended Action

RZ-23-07-057:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and APPROVE the proposed R-2 Restricted (Residential District) zoning, subject to five (5) restrictions.**