Board of County Commissioners

Small-Scale Future Land Use Map Amendments &
Concurrent Rezonings

SS-23-10-073 & RZ-23-10-074

Applicant:	**Rick Baldocchi, AVCON, Inc.**
Future Land Use:	
From:	**Parks & Recreation / Open Space (PR/OS)**
To:	**Medium Density Residential (MDR)**
Zoning:	
From:	**R-1A (Single Family Dwelling District)**
To:	**R-3 Restricted (Multiple-Family Dwelling District)**
Location:	**870 N. Hastings Street**
Acreage:	**7.98 gross acres**
District:	**6**
Proposed Use:	**Senior Housing Multi-Family Units**

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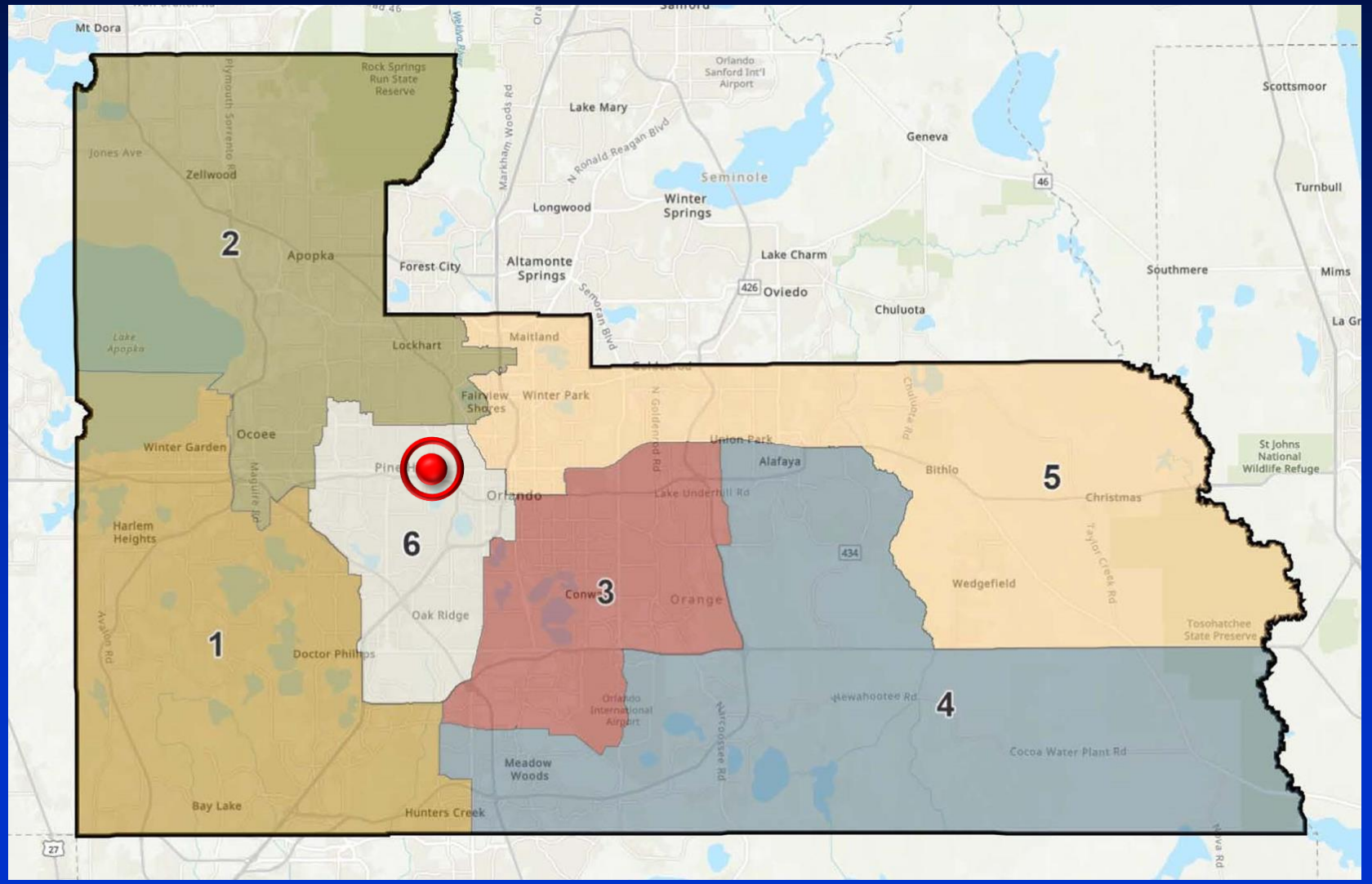
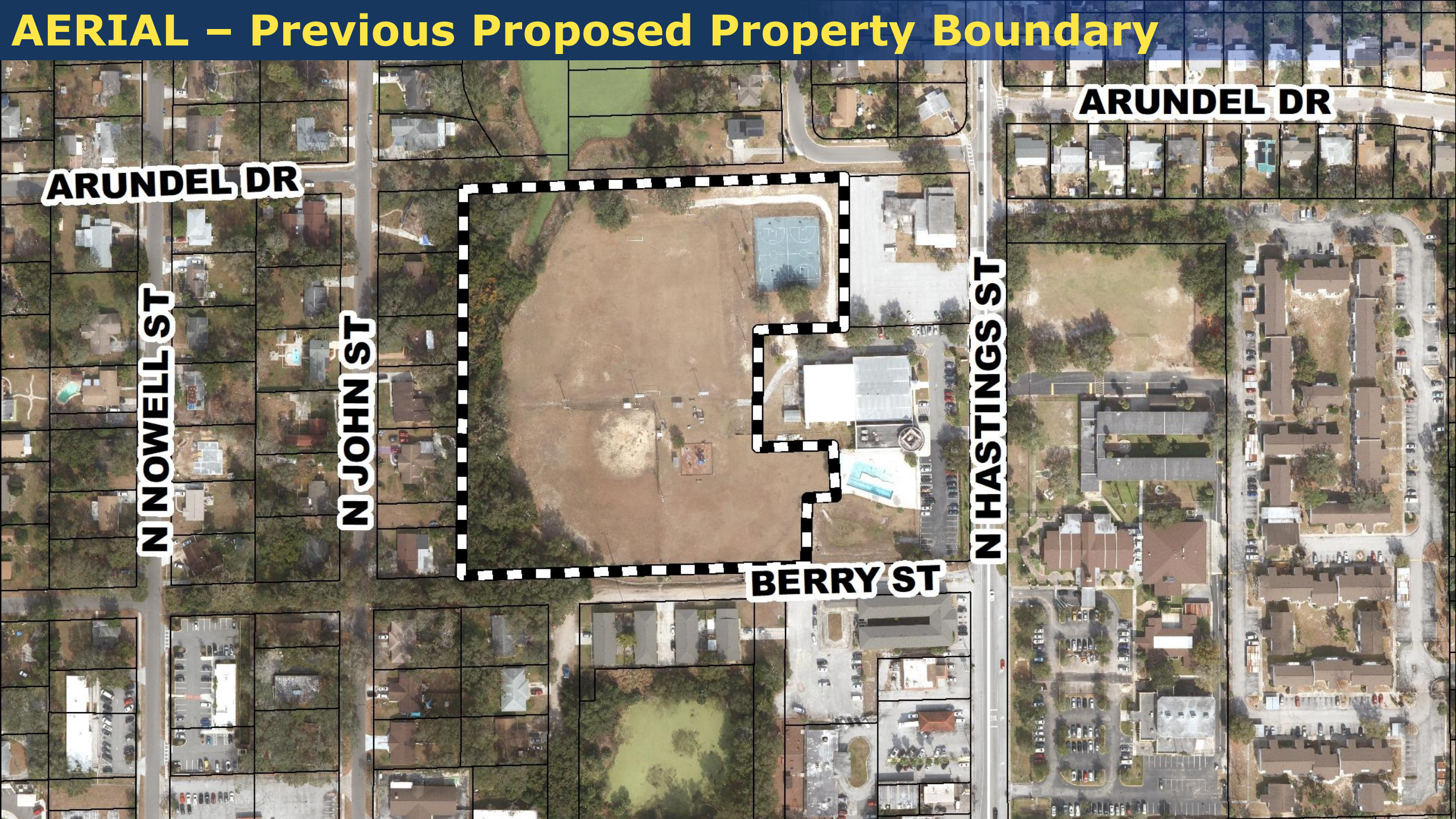
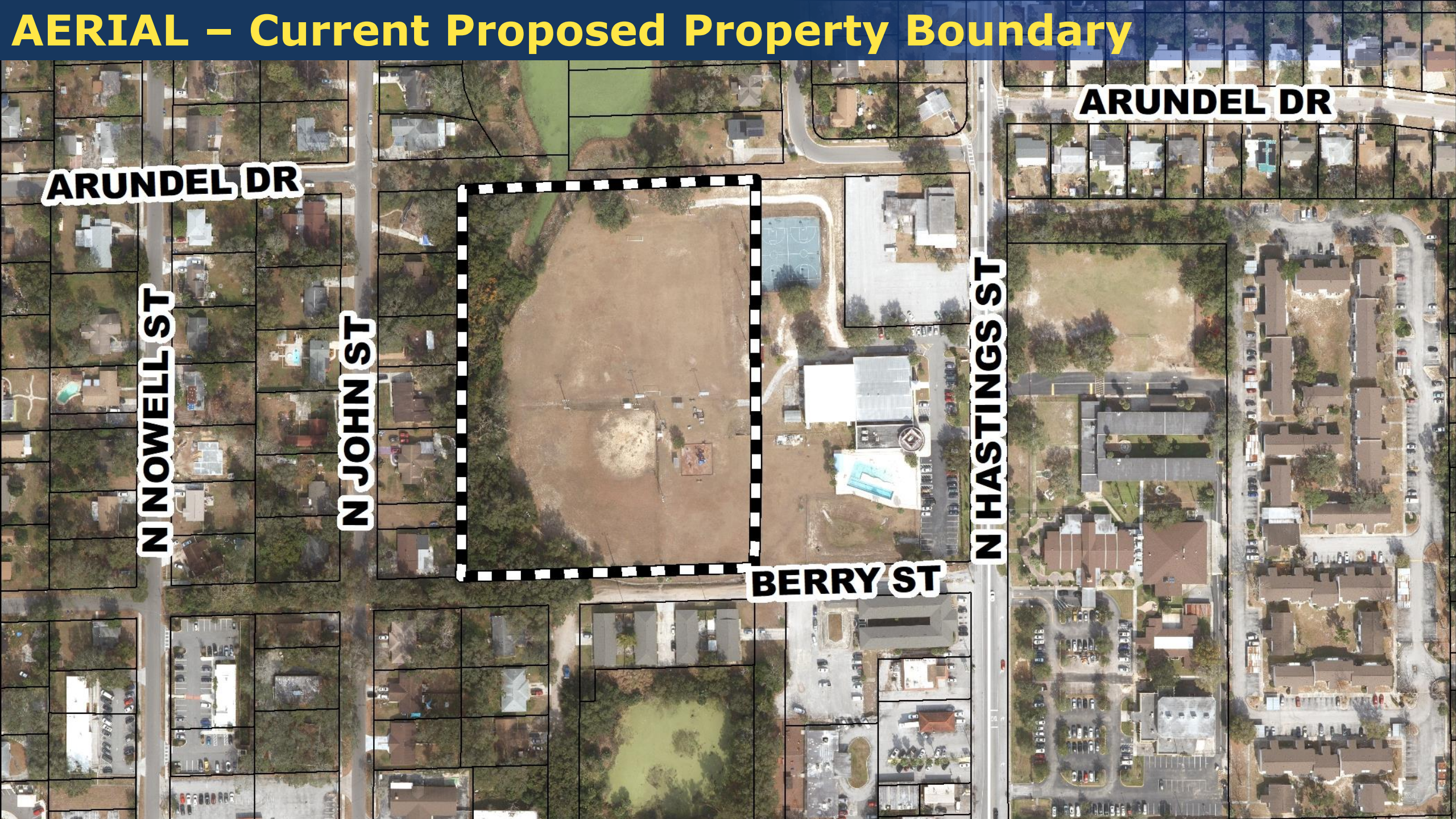
Location



AERIAL – Previous Proposed Property Boundary



AERIAL – Current Proposed Property Boundary



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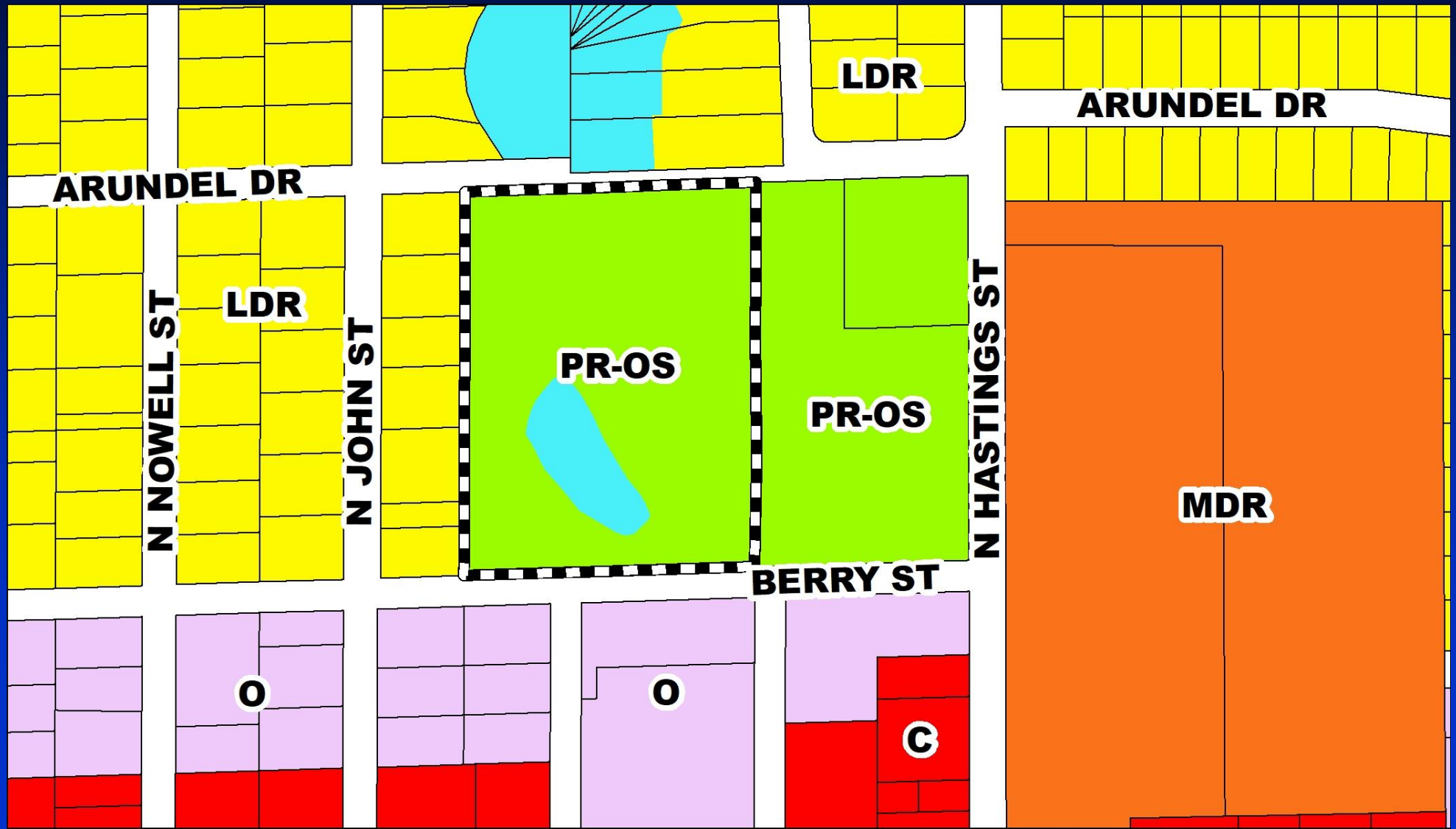
Future Land Use



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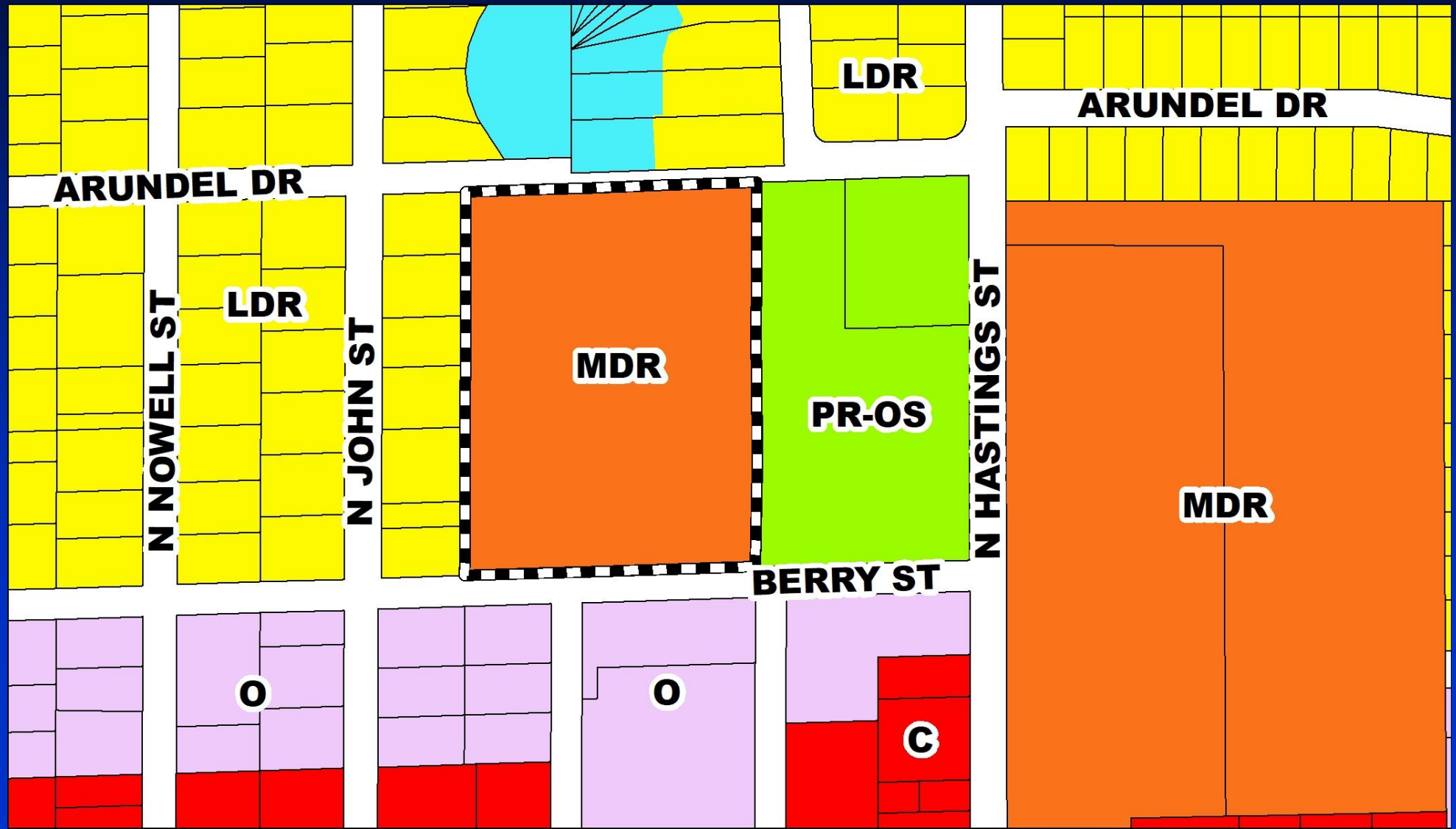
Zoning



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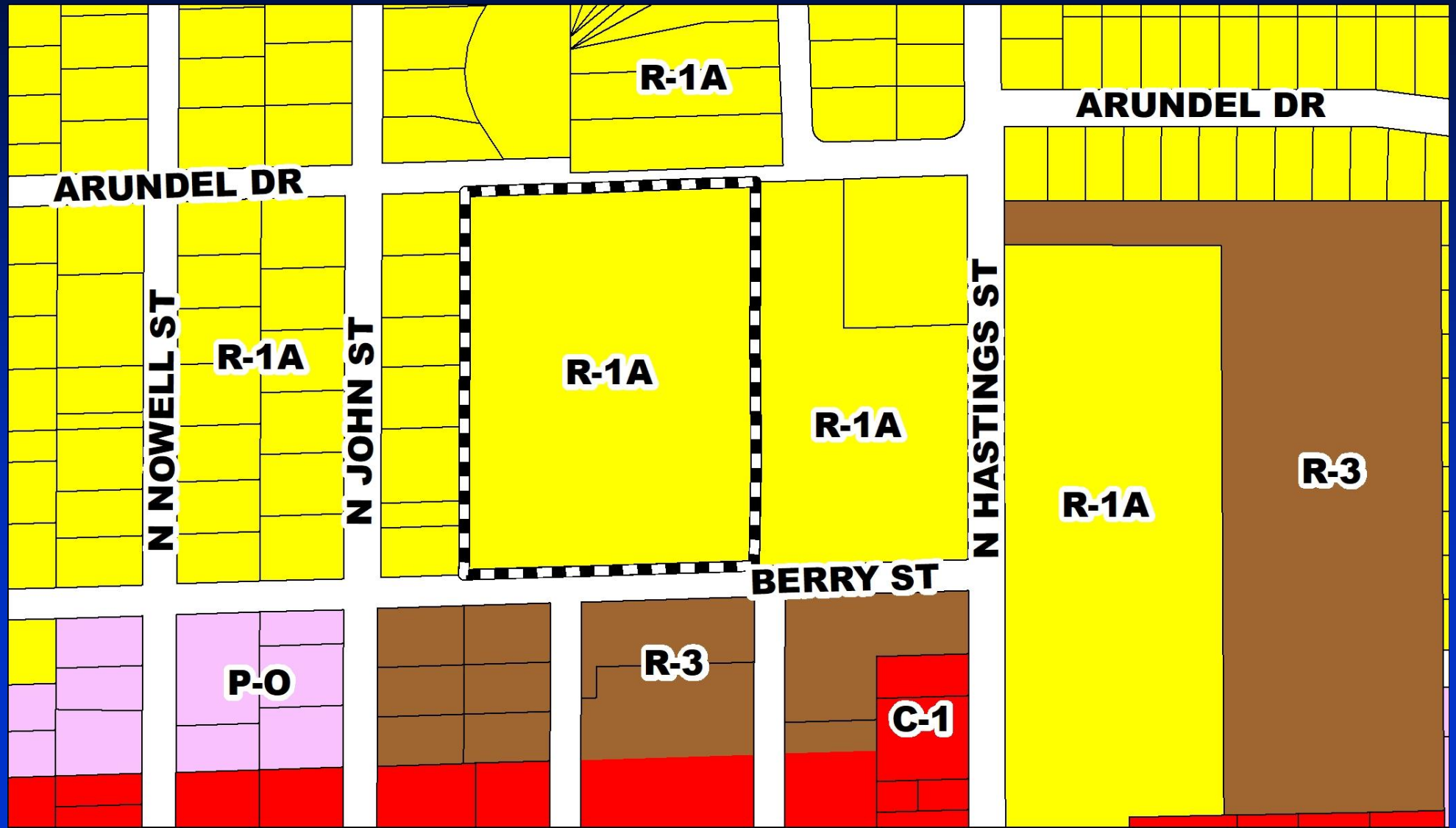
Current Zoning



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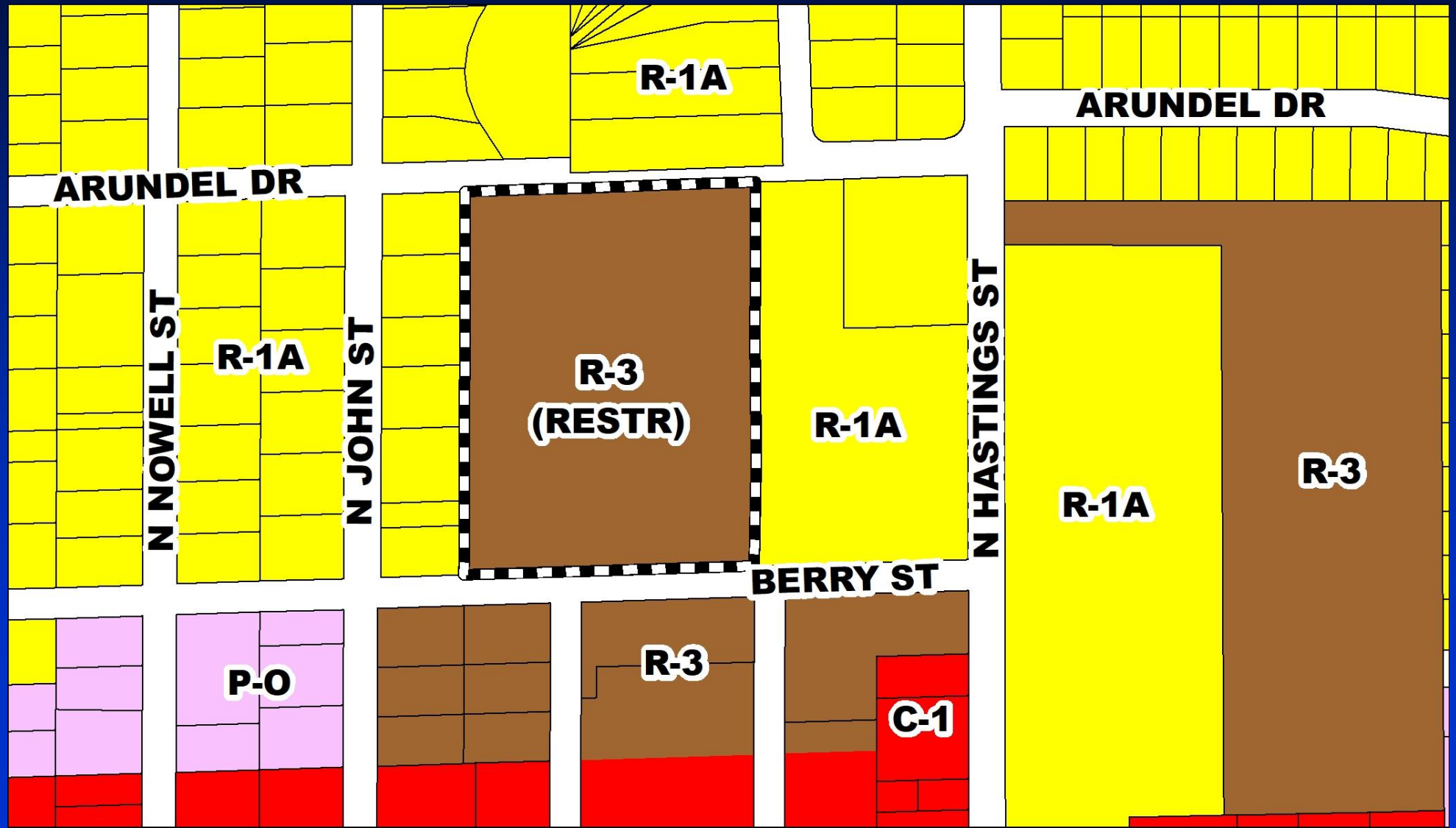
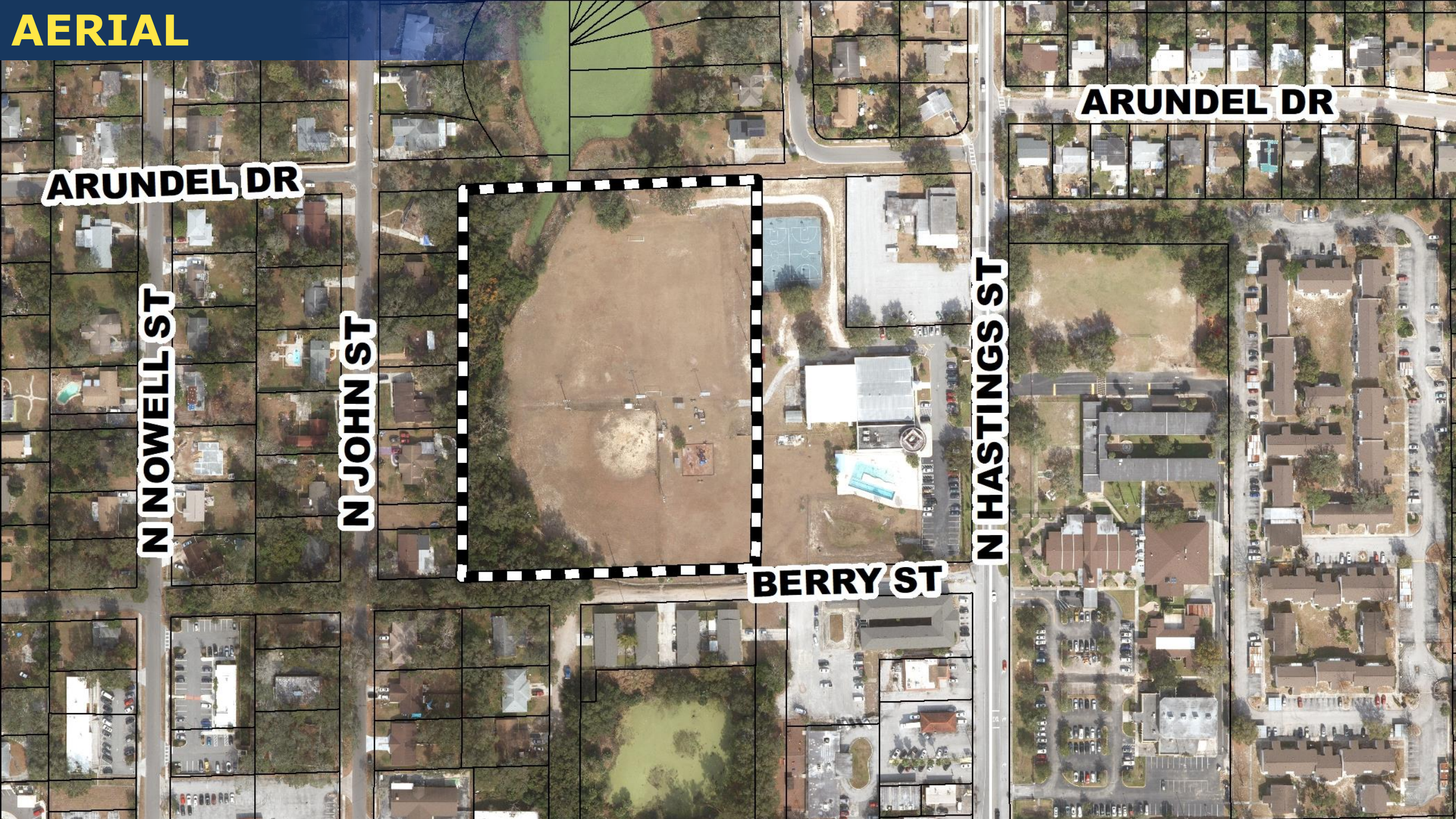
Proposed Zoning




AERIAL
ARUNDEL DR
ARUNDEL DR
N NOWELL ST
N JOHN ST
N HASTINGS ST
BERRY ST

Community Meeting Summary

November 6, 2023 **Robinswood Middle School**

- **Attendance – 7 Residents**

  - **Concern for access; and**
  - **Make sure the project remains age 55+**

Zoning Restriction

Proposed Restriction:

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.

PZC / LPA Recommendation

SS-23-10-073:	**ADOPT**
Ordinance:	**ADOPT**
RZ-23-10-074:	**APPROVE**

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the requested Medium Density Residential (MDR) Future Land Use Map designation;**
- **ADOPT the associated Ordinance; and**
- **APPROVE the requested R-3 Restricted (Multiple-Family Dwelling District) zoning subject to one restriction.**