



| Case # ORD 81-24 / RZN24-000004
Council Presentation December 11, 2024

Applicant: Synergy Homes LLC

Authorized Rep: Sarah Junkin and/or Dylan Curry, Synergy Homes LLC

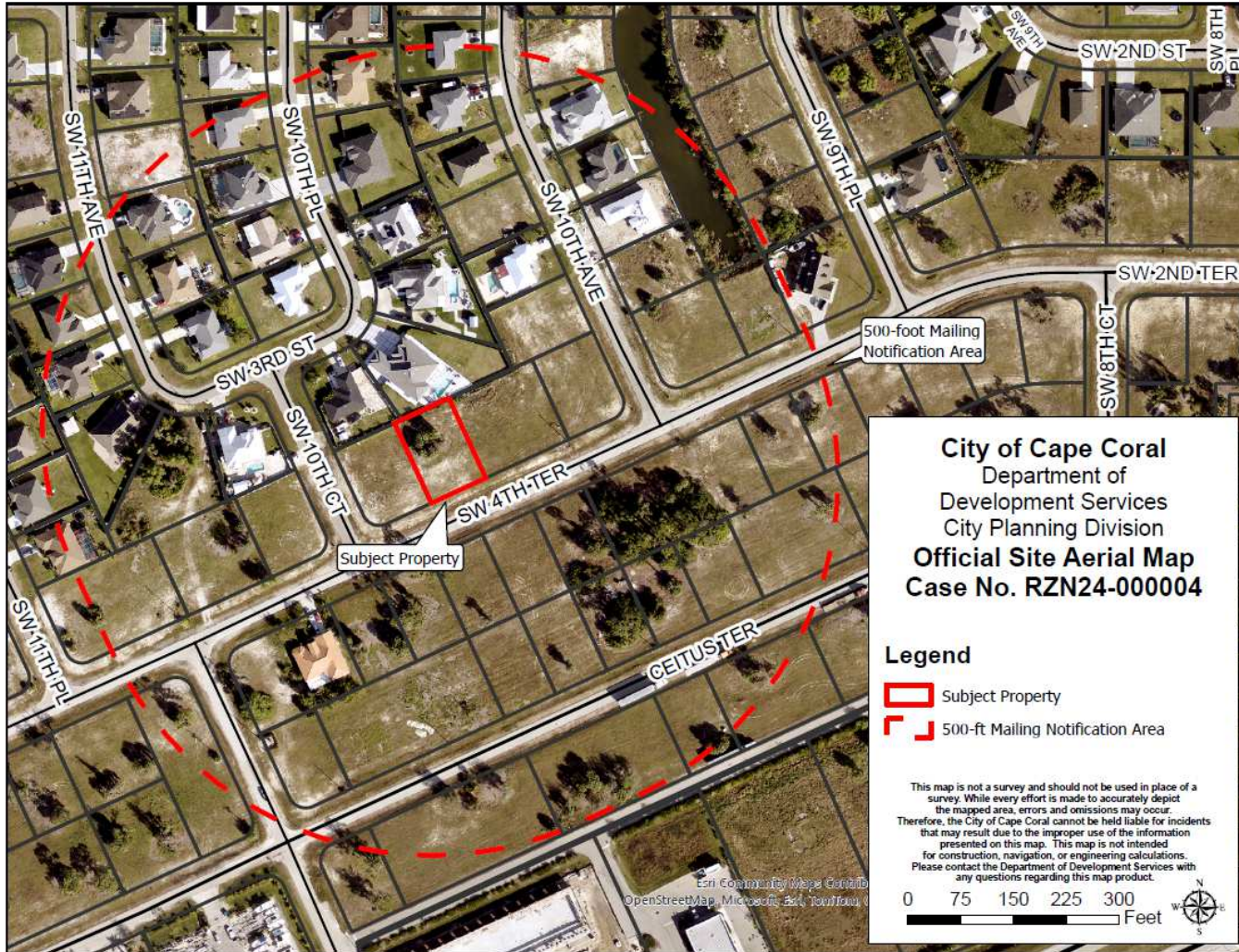
Owner: Synergy Homes LLC

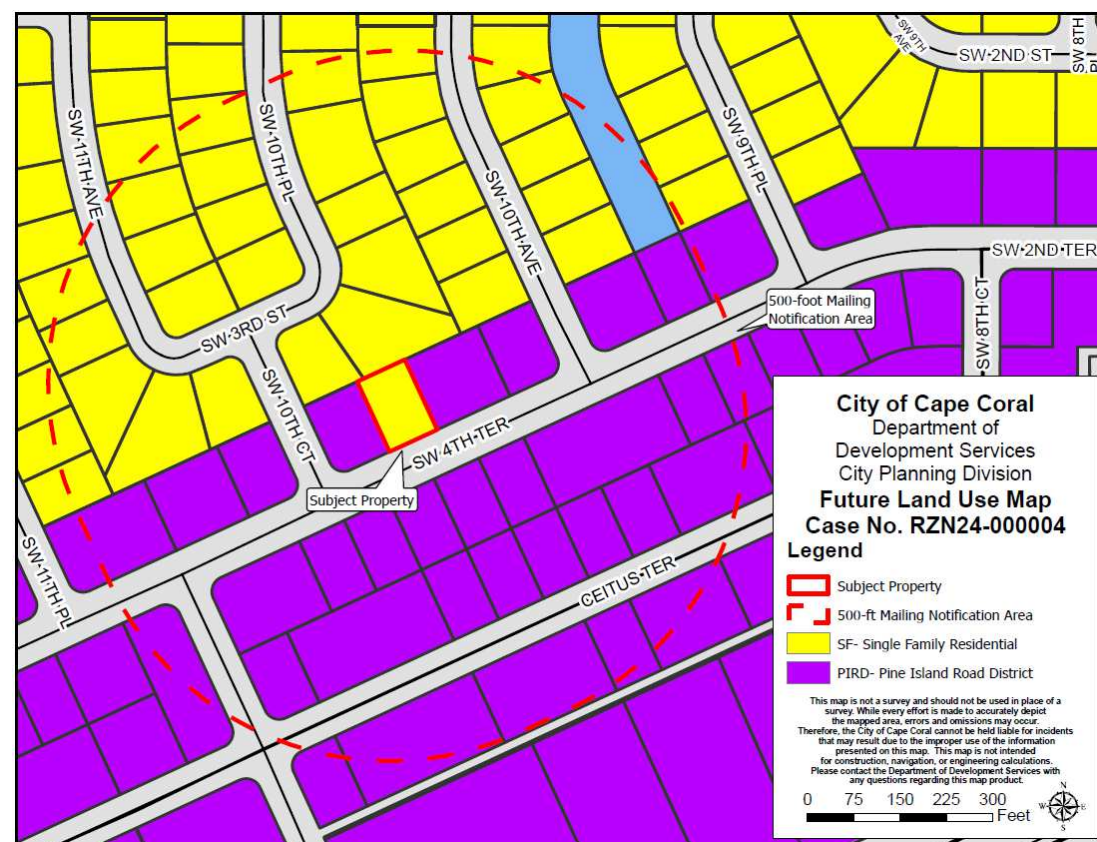
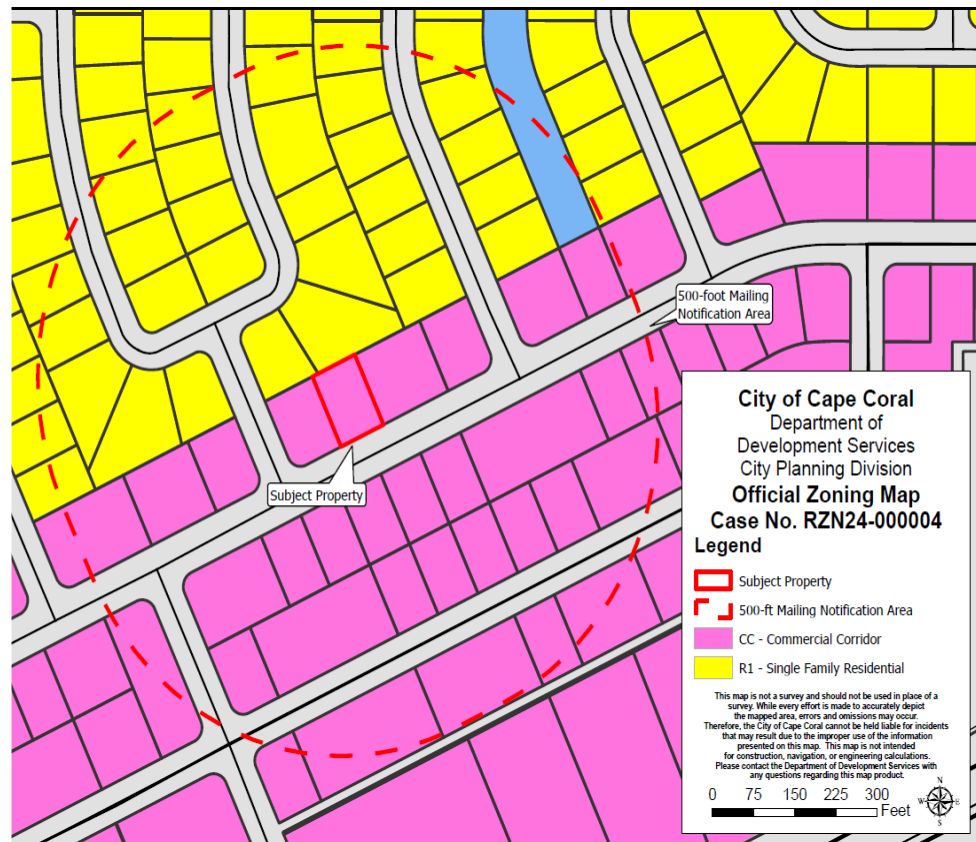
Location: 1011 Southwest 4th Terrace

Request:

The applicant requests a rezone from Commercial Corridor (CC) to Single Family Residential (R-1) for one site, Lots 46 + 47, in Block 3623. The future land use classification was amended from PIRD to SF by ORD 79-23.







Background:

A. The site is ~10,624 square feet and currently vacant with minimal vegetation. The site has frontage along Southwest 4th Ter and is ~900' north of Pine Island Road.

B. Originally, the site had a Single-Family/Multi-Family (SM) future land use classification until 2000. In 2000 the Future Land Use Classification was amended to Commercial/Professional (CP), and in 2002 to the Pine Island Road District (PIRD). In 2023, the subject parcel had the future land use classification amended from Pine Island Road District (PIRD) to Single Family Residential (SF) by ORD 79-23.

Criteria in LDC, Section 3.4.6,

Analysis Summary:

- 1. The request meets the six criteria contained within LDC 3.4.6 for a rezone.**
- 2. The rezone will provide consistency between the proposed zoning and the future land use of the sites.**
- 3. Per the Police and Fire Department, impacts to City services is expected to be minimal for the rezone.**

Consistency with the Comprehensive Plan

The rezone is consistent with the following goals and policies in the Comprehensive Plan.

Future Land Use Element

Policy 1.15, Table 1. Staff comment: Both the Single-Family Residential (R-1) and Residential Estate (RE) Districts are identified in Table 1 as being consistent with the Single Family FLUC.

Policy 1.15.b: Single-Family Residential: Densities up to 4.4 units per acre are permitted in this zoning district. Staff comment: The R-1 District only permits a maximum density of 4.4 units per acre and the RE District only permits a maximum density of 1.1 units per acre.

Recommendation:

Planning Staff recommends approval of the rezone.

HEX recommended approval based on the hearing on September 17, 2024.

Correspondence:

Staff received two objections at the HEX meeting.

Thank you

