

Rezoning: Agricultural to Single Family 2

Case: FY-20-33-ZC

Applicant: Turley Associates (On behalf of Kiella Land Development)

Location: West of Orion Drive & 1,200 +/- feet north of terminus of Clinite Grove Blvd

Planning and Zoning Commission

City Council First Reading

City Council Second Reading

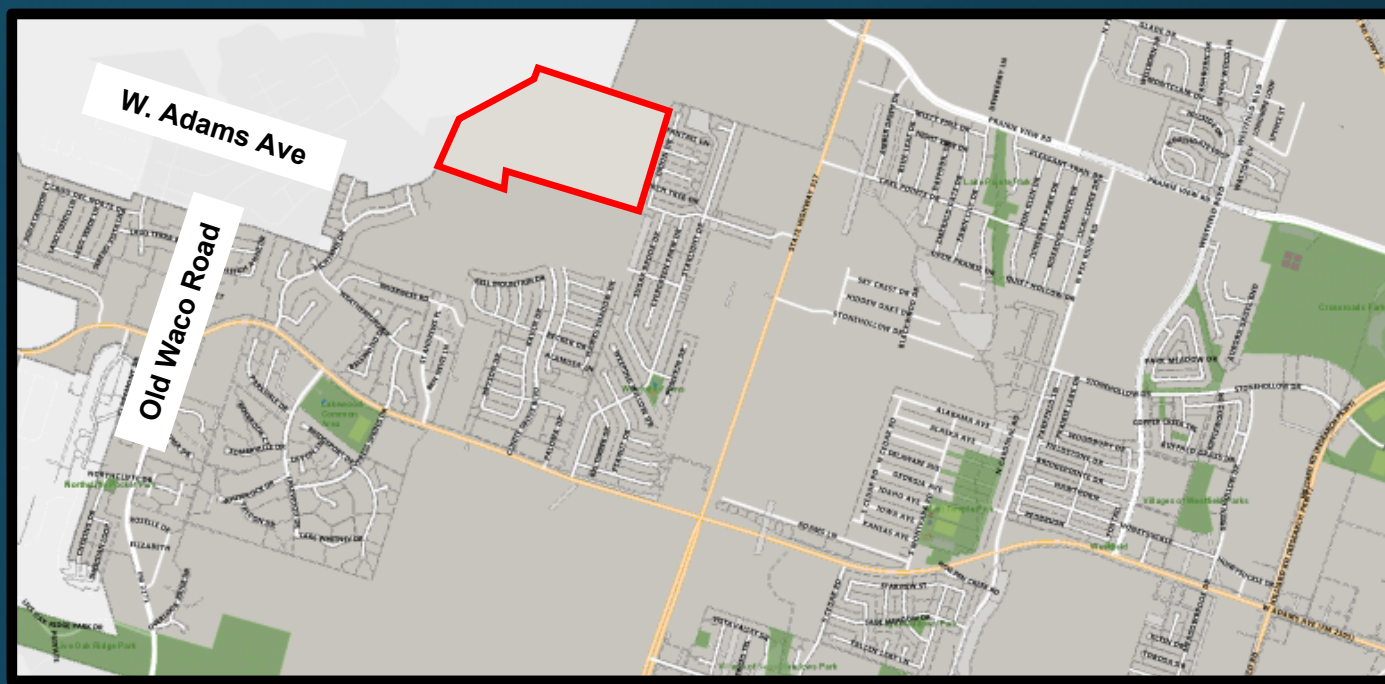
September 8, 2020

October 1, 2020

October 15, 2020

Background

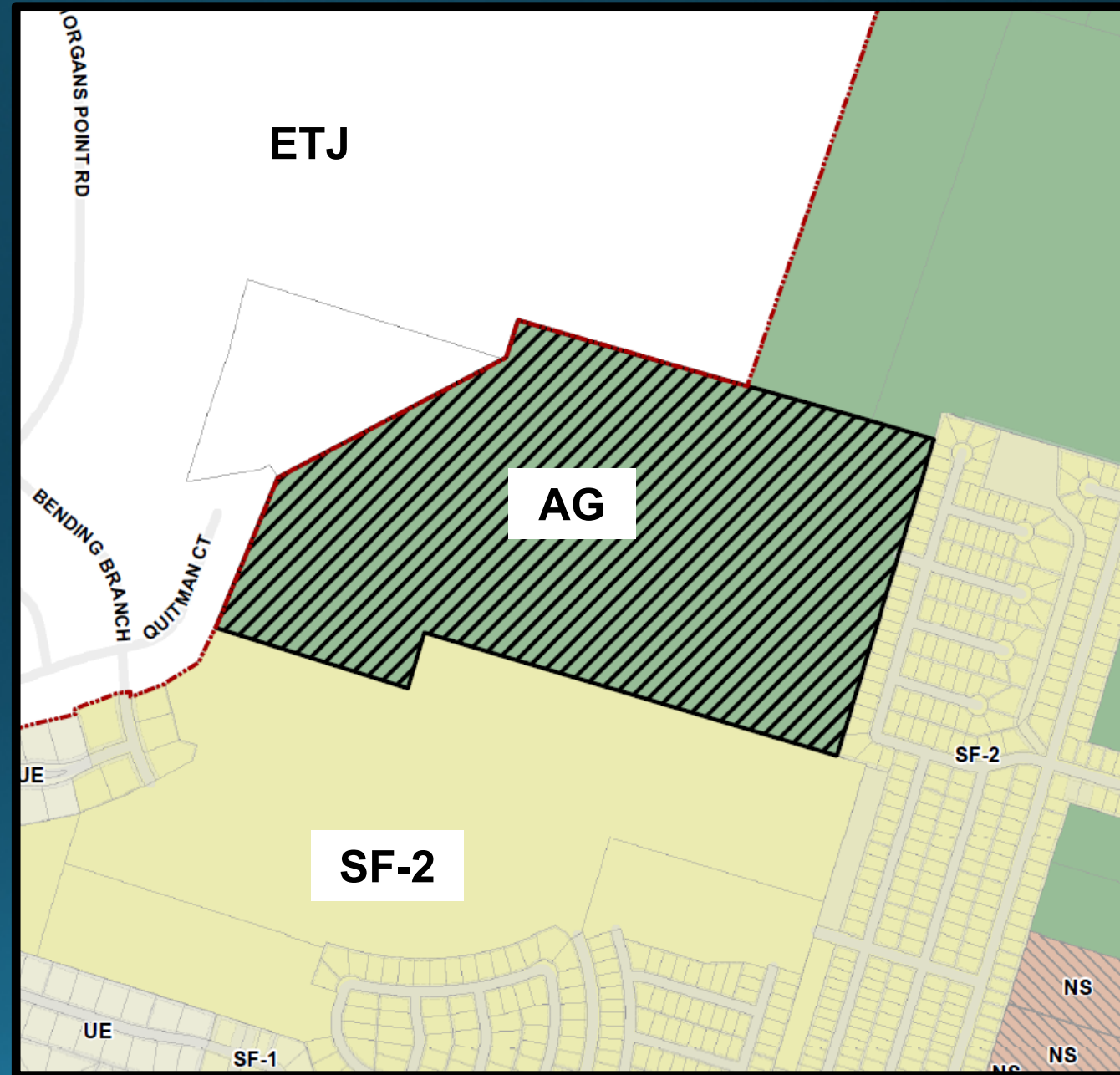
- Rezoning of approx. 102.272 +/- acres
- Tract is proposed for single family development
- Recently annexed on July 16, 2020 (Ord. 2020-5034)
- Expansion of Groves at Lakewood Ranch
 - ❖ Land area to be included into Amended Preliminary Master Plat for Groves at Lakewood Ranch (currently in review)



Zoning Map

- **Proposed Single Family 2**
 - ❖ Provides expansion with existing Groves at Lakewood Ranch development
 - ❖ Provides residential zoning which is consistent with surrounding area (Windmill Farms, Phase III)

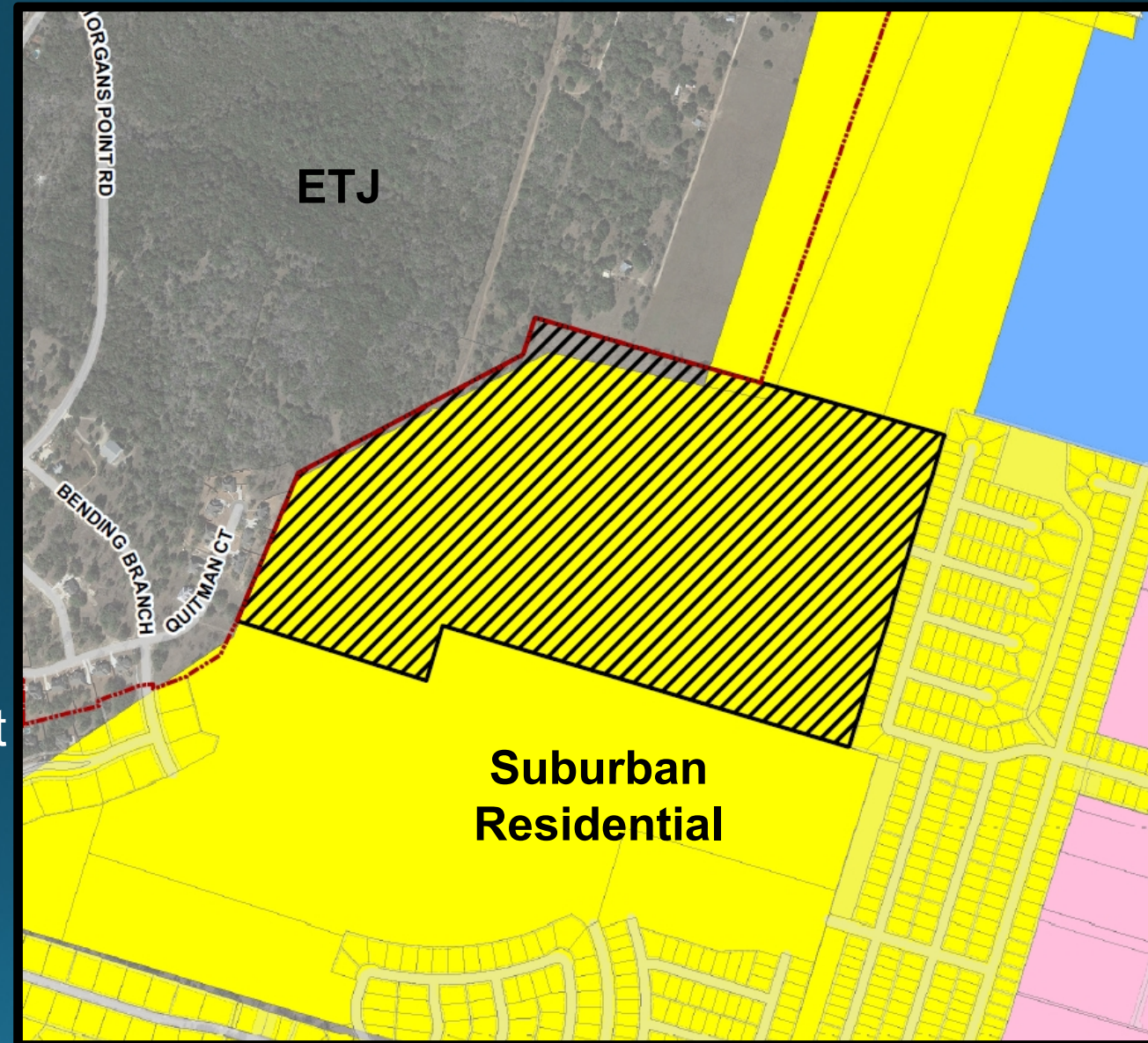
COMPLIANCE



Future Land Use Map

- **Suburban Residential**
 - ❖ Intended for SF (Attached)
 - ❖ Supports SF-2
 - ❖ Supports continuation of the existing neighborhood
- **2020 Proposed Comp Plan**
 - ❖ Residential / Neighborhood Services Future Development Category
 - ❖ Intended for SF residential development & supporting non-residential zoning

COMPLIANCE



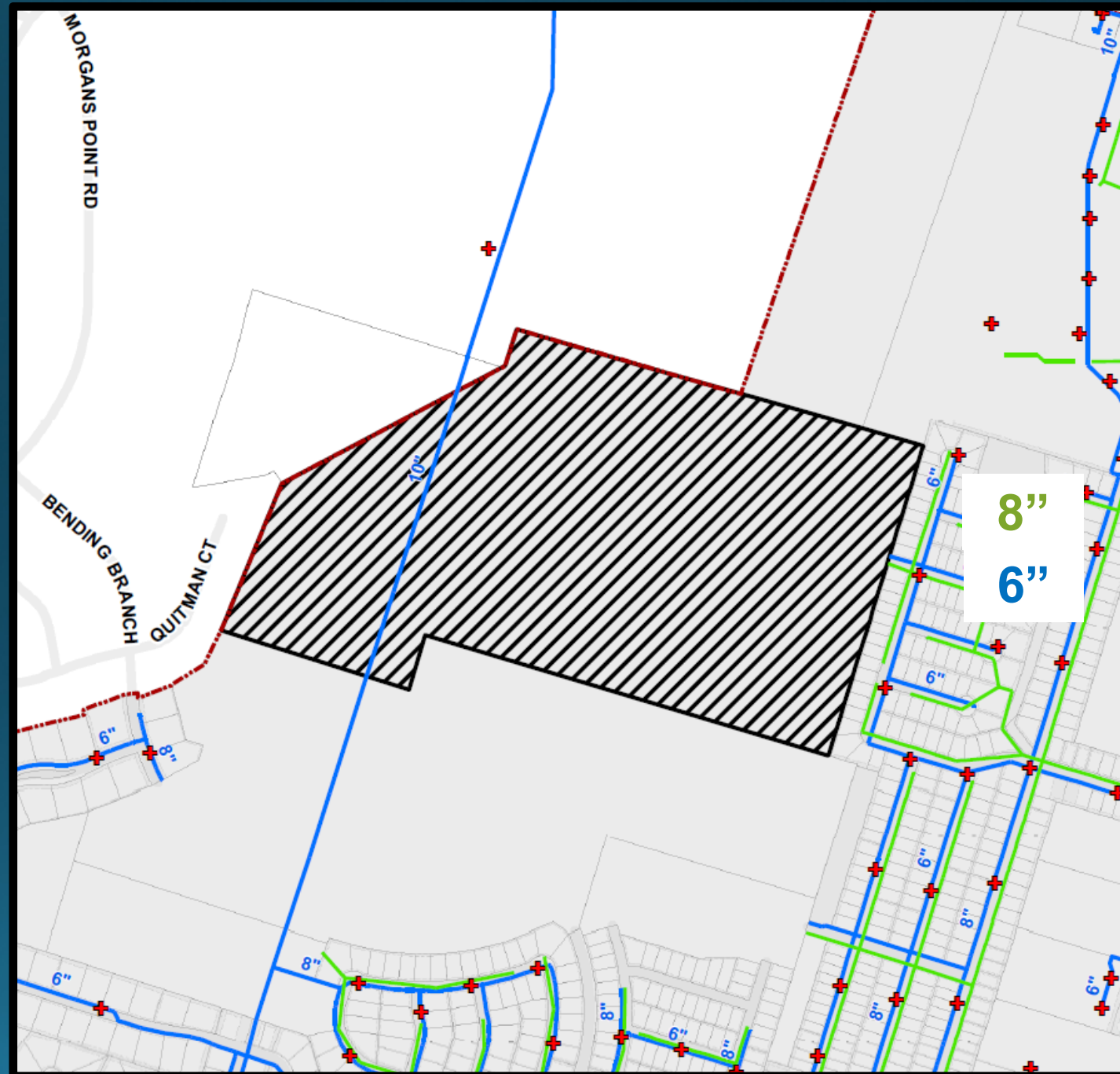
Existing Water & Sewer Map

Water – 6” in Smock Mill Lane & a 10” on the west side of the property

Sewer – 8” in Smock Mill Lane

It can be anticipated that water & sewer will also be available as Clinite Grove Blvd is extended by future phases of the Groves

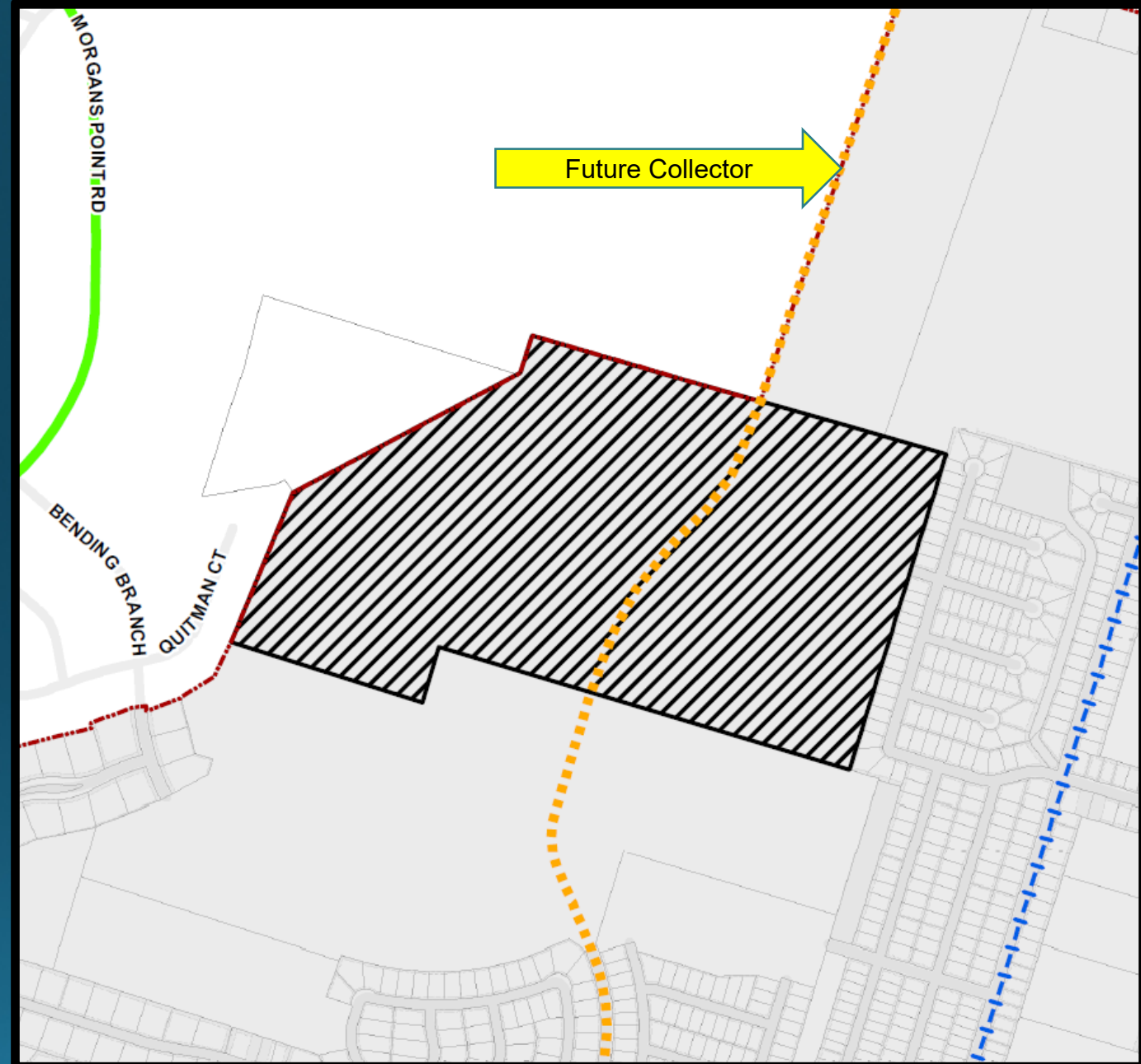
COMPLIANCE



Thoroughfare Plan & Trails

- **Clinite Grove Blvd – Future Collector**
 - ❖ Future Community Collector by the proposed 2020 Thoroughfare Plan
- **Trails & Sidewalk**
 - ❖ No trails identified
 - ❖ Future sidewalk along Clinite Grove will match existing 6' -10' sidewalk
 - ❖ Trails / sidewalk to be addressed with any future plat

COMPLIANCE

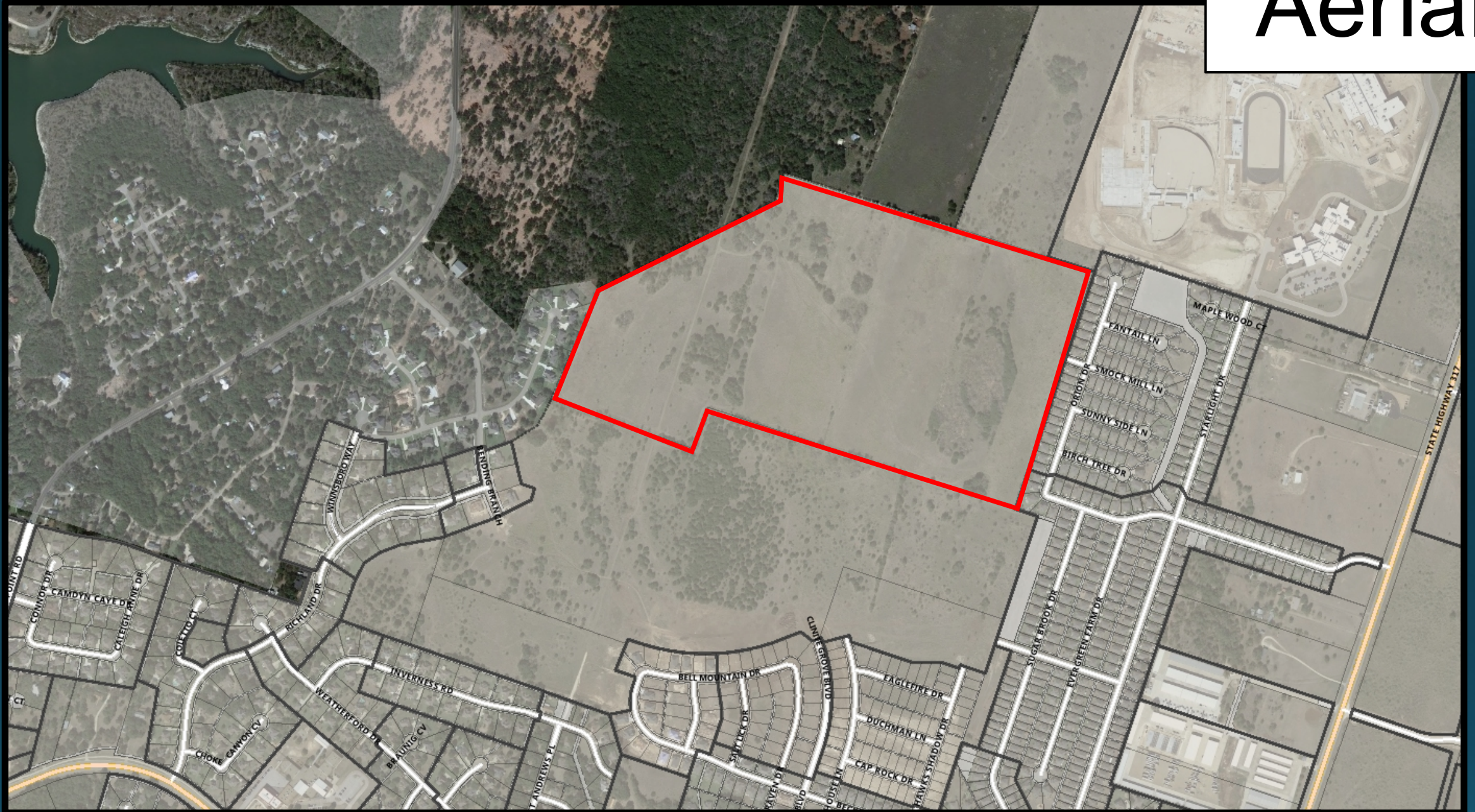


On-Site



**Access point to subject property – Smock Mill Lane
(Windmill Farms, Phase III
(SF-2)**

Aerial



South

East



Single Family Residential Uses
(Windmill Farms, Phase III
(SF-2)



Areas of developing single family uses
(Groves at Lakewood Ranch)
(SF-2)

General Listing of Permitted and Conditional Uses in SF-2

Residential Dimensional Standards

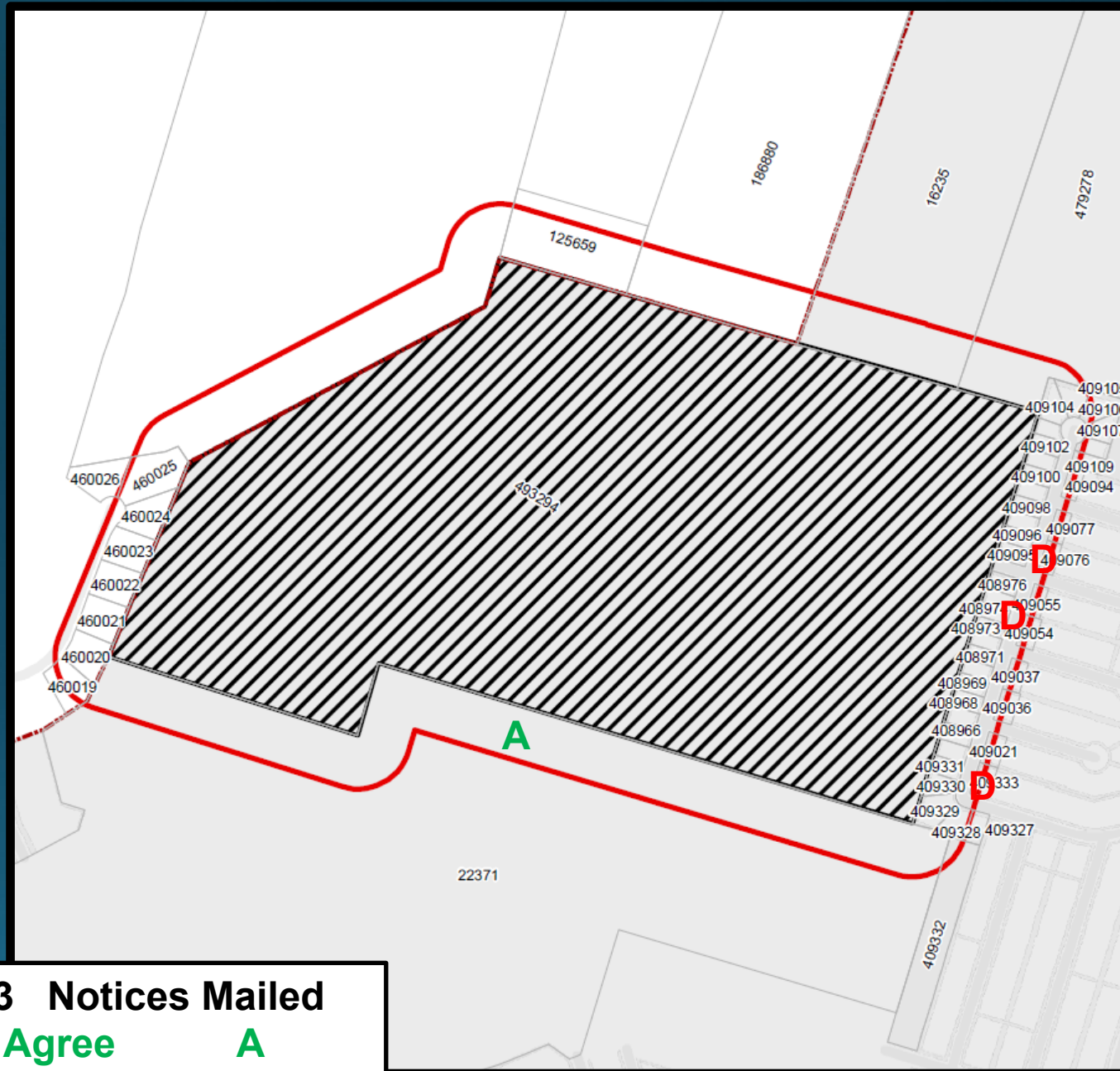
| Use Type | Agricultural (AG) | Single Family 2 (SF-2) |
|--------------------------|---|--|
| Agricultural Uses | Farm, Ranch or Orchard | Same as AG |
| Residential Uses | Single Family Residence (Detached Only (1-acre min) Industrialized Housing Family or Group Home Home for the Aged (CUP) | Single Family Residence (5,000 SF Min Lot Size) Home for the Aged (No CUP) |
| Retail & Service Uses | None | Same as AG |
| Commercial Uses | None | Same as AG |
| Industrial Uses | Temporary Asphalt & Concrete Batching Plat (CUP) | Same as AG |
| Recreational Uses | None | Same as AG |
| Vehicle Service Uses | None | Same as AG |
| Restaurant Uses | None | Same as AG |
| Overnight Accommodations | None | Same as AG |
| Transportation Uses | None | Same as AG |

| | <u>Proposed (SF-2) Residential</u> |
|-----------------------|------------------------------------|
| Minimum Lot Size | 5,000 Square Feet |
| Minimum Lot Width | 50 feet |
| Minimum Lot Depth | 100 feet |
| Front Setback | 20 Feet |
| Side Setback | 5 Feet |
| Side Setback (corner) | 10 Feet |
| Rear Setback | 10 Feet |
| Max Building Height | 2½ Stories |

Public Notification & Property Owner Notification

PUBLIC NOTICE:

- 53 notices, 10 of which are in the ETJ, were sent out to property owners within 200 feet
- 1 notice returned in Agreement
- 3 notice returned in Disagreement
- The newspaper printed notice of the public hearing on August 23, 2020, in accordance with state law and local ordinance.



53 Notices Mailed
1 Agree **A**
3 Disagree **D**

Compliance Summary

| | |
|--|------------|
| Future Land Use Map | YES |
| Compatible with Surrounding Uses & Zoning | YES |
| Public Facilities Available | YES |
| Thoroughfare Plan | YES |

Staff Recommendation

Staff Recommends **Approval** of Agricultural “AG”
to
Single Family 2 “SF-2” district

P&Z Recommendation

At the September 8, 2020 meeting, the Planning & Zoning Commission
voted **6 to 0**,
to **Approve** the Rezoning per staff recommendation

Questions / Discussion



P&Z Recommendation

At the May 2, 2016, meeting, the Planning & Zoning Commission
voted 7 to 0,
to **Approve** the Rezoning per staff's recommendation