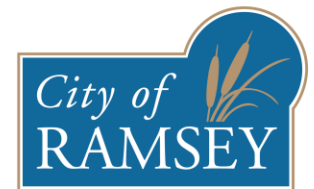


CONSIDER APPLICATION FOR REZONING

Case of Northfork Meadows

APPLICANT REQUEST

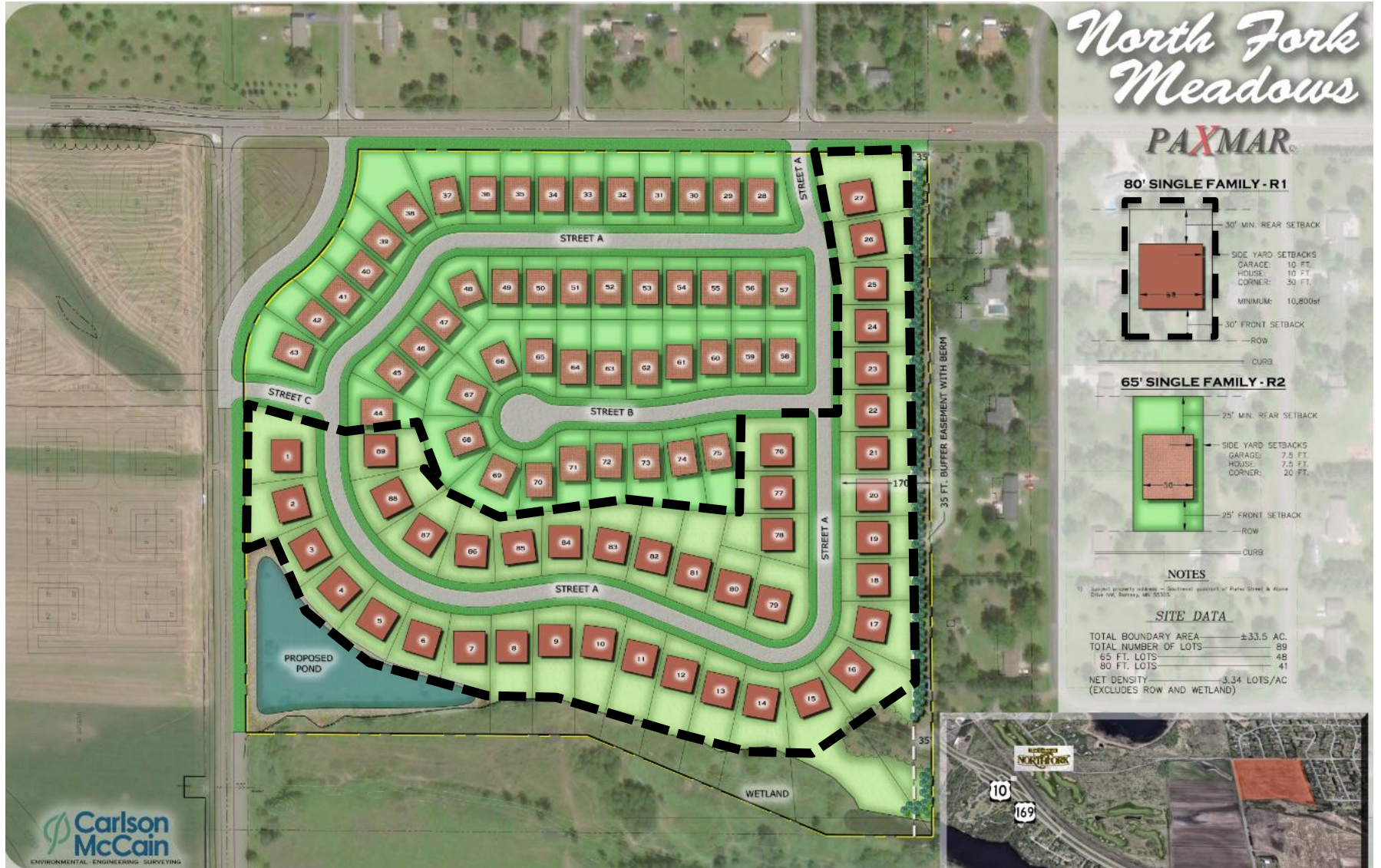
- Applicant request to rezone portions of the Subject Property from R-1 Residential (MUSA) to R-1 Detached Villa.
- This development project has been previously reviewed by the Planning Commission and City Council with various neighborhood meetings.



APPLICANTS CURRENTLY PROPOSED PLAN



PREVIOUS DIRECTED PLAN



DIFFERENCES BETWEEN PROPOSED AND PREVIOUSLY DIRECTED PLAN.

	Previous		Current	
Lot Types	65' Lot	80' Lot	65' Lots	80' Lots
Number of Lots	48	41	76	18
Total Number of Lots	89		94	

- 5 additional lots
- 23 less 80' lots
- 28 more 65' lots

STAFF REVIEW

- Based on past policy direction by the Planning Commission and City Council, Staff is supportive of the previously directed plan and rezoning the property accordingly to follow the 2040 Comprehensive Plan.
- Next Steps:
 - Public Hearing
 - Applicant Comment
 - Planning Commission discuss/action

