

PLANNING COMMISSION CASE REPORT

Case Number: 2015-023

PC Meeting Date: 02-09-15

Applicant Request**Rezone from A-1 Agricultural Zone to R-1 Single Family Residential District**

Property Location:	7527 and 7579 McDaniel Lane and 8324 Providence Road
Property Owner:	Miller Land Holdings, LLC / Todd and Timothy Daniels
Applicant:	Pratt and Associates LLC

Project Description

- The applicant desires to rezone the site to R-1 Single-Family Residential District in conjunction with a request for a Planned Unit Development (case 2015-024).
- The applicant proposes to develop the 23.5-acre site with 73 single-family residential lots units with access from Providence Road only.
- The proposed density is approximately 3.1 dwelling units per acre.

Site Analysis**Site Description**

- The 23.5-acre site is located on the west side of McDaniel Lane and Providence Road.
- Access: Currently, access to the site is from both McDaniel Lane and Providence Road.
- Development form: Within a ½-mile radius of the site there are many large lots 2 to 20 acres in size as well as existing and approved recently subdivisions with ½-acre lots or smaller.
- Land uses: Land uses within the ½-mile radius are mostly single-family residential with some townhouses in a portion of Hampton Creek accessed from Snow Hill Road to the west.
- Density: Residential density in the area ranges from less than 1 dwelling unit per acre to approximately 3.5 dwelling units per acre.

Zoning History

- The site is currently zoned A-1 Agricultural District.
- The 45.7-acre site across McDaniel Lane to the east was rezoned to an R-1 PUD in 2013. (Resolutions 813-26B and 813-27B).
- A 25-acre R-1 PUD approximately 750 feet to the north at 8246 Roy Lane (Hampton Meadows) was approved by the County Commission in 2013 (Resolution 412-23).
- The Hampton Creek R-1 PUD, adjacent to the west of this site, was rezoned to R-1 PUD in 1998.

Plans/Policies/Regulations

- The Wolftever Creek Area Plan (adopted by the County Commission in 2007) recommends Low Intensity Residential with a residential density of not more than 3 units per acre.
- The A-1 District, with or without a PUD, allows a residential density of not more than 2 dwelling units per acre.
- An R-1 PUD allows a residential density of not more than 5 dwelling units per acre.

Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area.
- The proposed residential density is compatible with the surrounding densities.
- The proposal would be an extension of an existing zone.
- The proposed use is consistent and fits into the general development pattern of the area, knitting together the surrounding subdivisions.

Staff Recommendation

Approve.