

**ZONING AMENDMENT
& SUBDIVISION STAFF REPORT****Date: November 18, 2021**

<u>NAME</u>	RJG Real Estate & Development
<u>SUBDIVISION NAME</u>	The Arbors at Somerby Park Subdivision, Addition to
<u>LOCATION</u>	Northeast corner of Cody Road South and Somerby Drive
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>AREA OF PROPERTY</u>	1 Lot / 1.9± Acres
<u>CONTEMPLATED USE</u>	Subdivision Approval to create one legal lot of record from a metes-and-bounds parcel, Rezoning from R-1, Single-Family Residential to B-3, Community Business District.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None given

REMARKS The applicant is requesting a one-year extension of approval for a Subdivision and Zoning Amendment approval to create one legal lot of record from a metes-and-bounds parcel, Rezoning from R-1, Single-Family Residential to B-3, Community Business District. The Planning Commission approved the applications at the November 15, 2018 meeting and granted one (1) year extensions at the November 7, 2019 and October 15, 2020 meetings. The site has yet to submit the required advertising fee in order to go before the City Council for rezoning from R-1, Single-Family Residential to B-3, Community Business District to build a retail/office building.

The applicant states:

Extension due to Covid-19 Pandemic Restrictions.

There have been no changes in conditions in the surrounding area that would affect the Subdivision and Rezoning as previously approved, nor have there been any changes to the Regulations which would affect the previous approval.

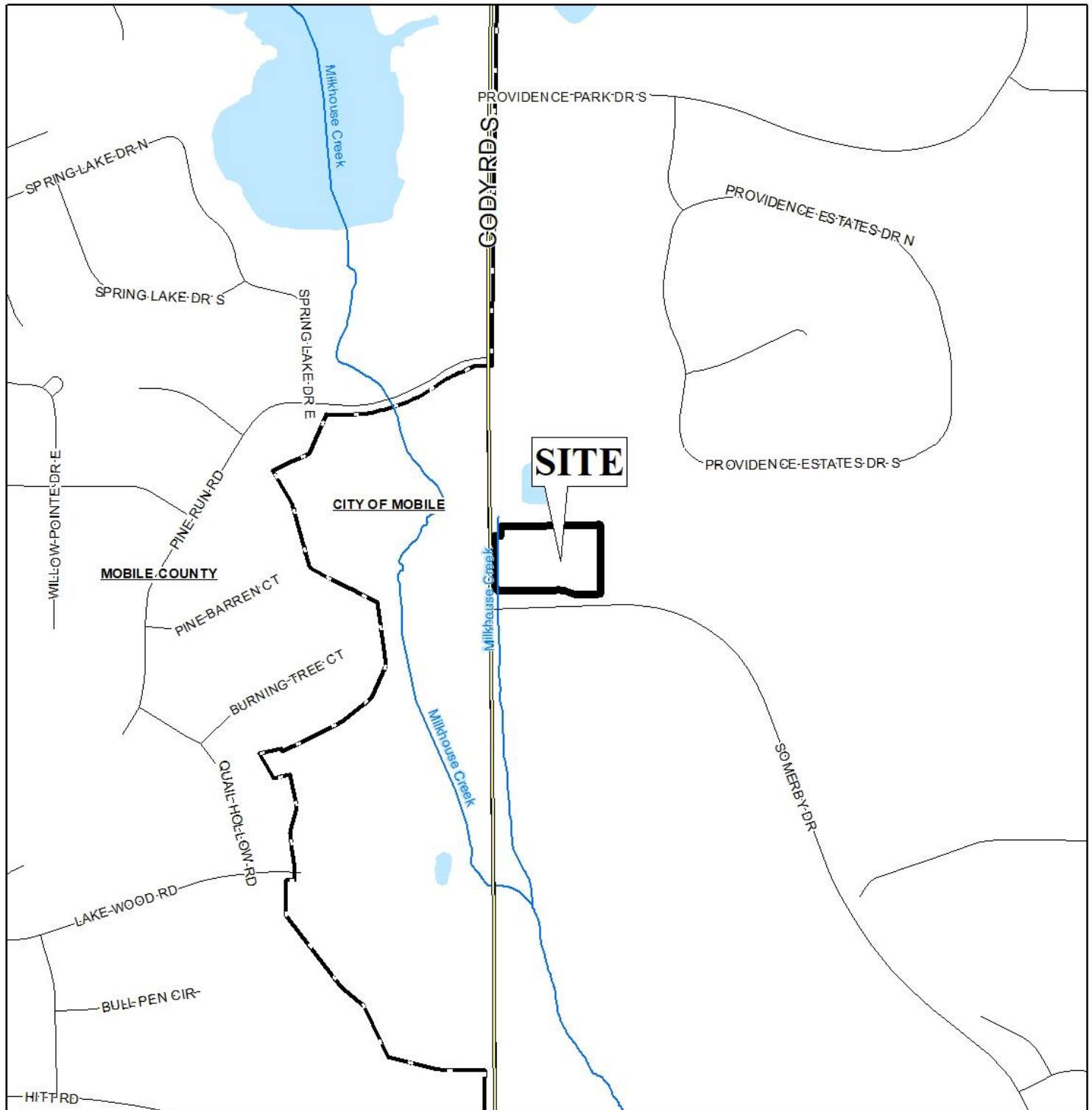
The applicant was advised in the Letters of Decision of the 2019 and 2020 extensions that further extensions of approval were unlikely. However, since that time, the COVID-19 pandemic has resulted in project delays for other Commission-approved cases and the requested extensions would seem justified under these circumstances.

RECOMMENDATION

Subdivision: Based upon the preceding, it is recommended that the request for a one-year extension of the Subdivision be approved, and the applicant should be advised that any future extensions will be unlikely.

Zoning: Based upon the preceding, it is recommended that the request for a one-year extension of the Zoning Amendment be approved, and the applicant should be advised that any future extensions will be unlikely.

LOCATOR MAP



APPLICATION NUMBER 1 DATE November 18, 2021

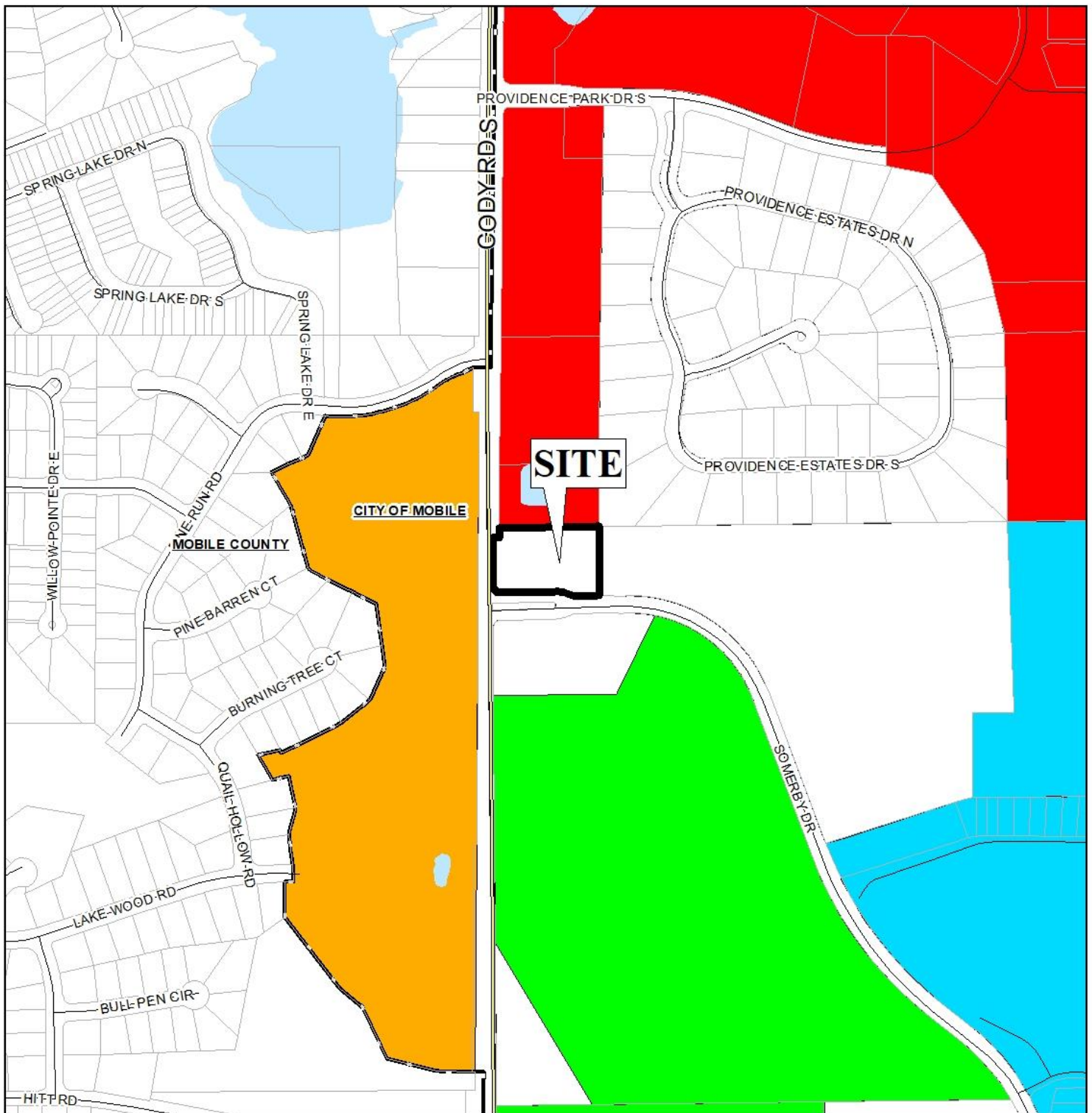
APPLICANT Addition to The Arbors at Somerby Park Subdivision

REQUEST Subdivision, Rezoning from R-1 to B-3



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LOCATOR ZONING MAP



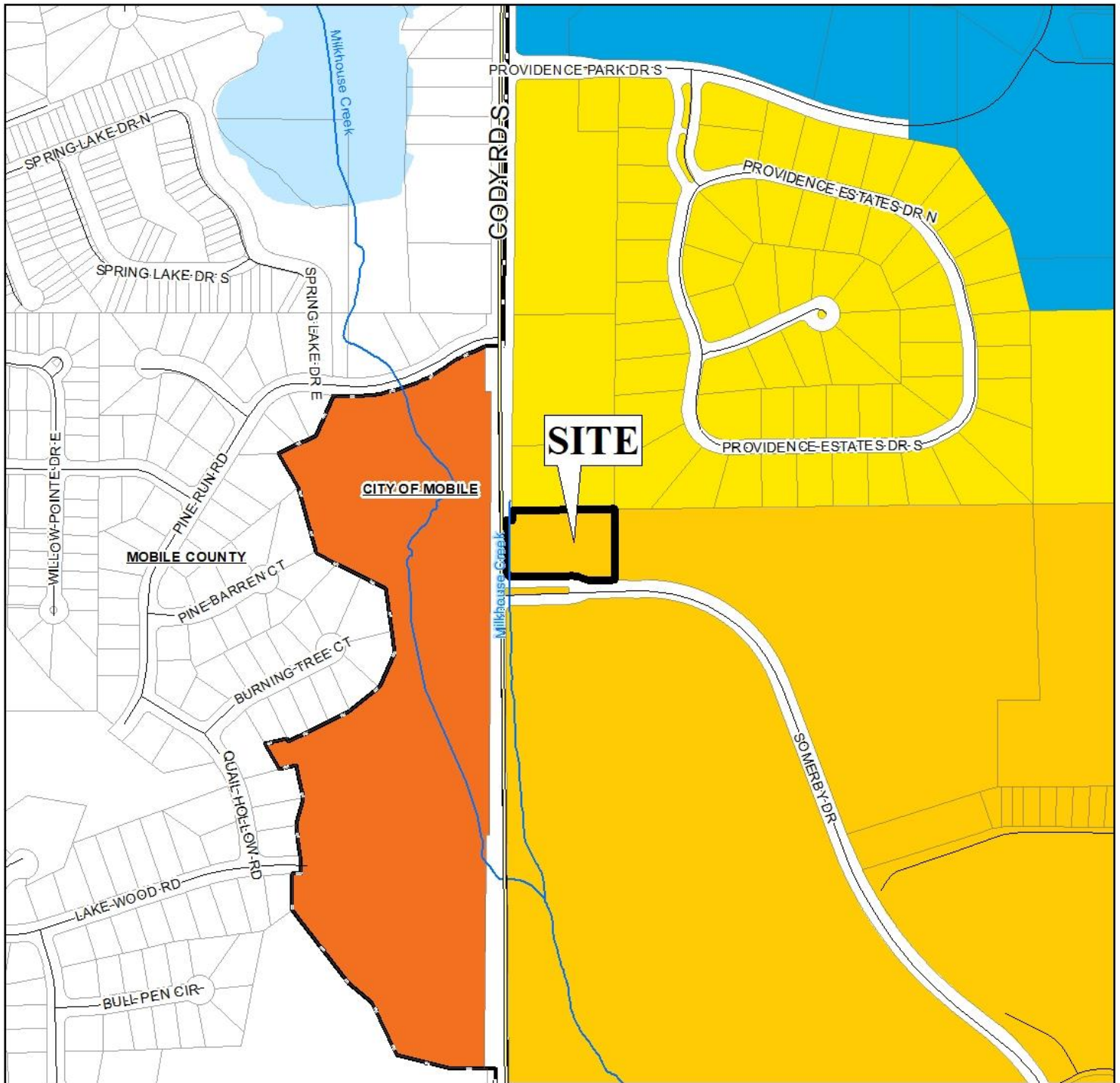
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REQUEST Subdivision, Rezoning from R-1 to B-3



FLUM LOCATOR MAP



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APPLICANT Addition to The Arbors at Somerby Park Subdivision

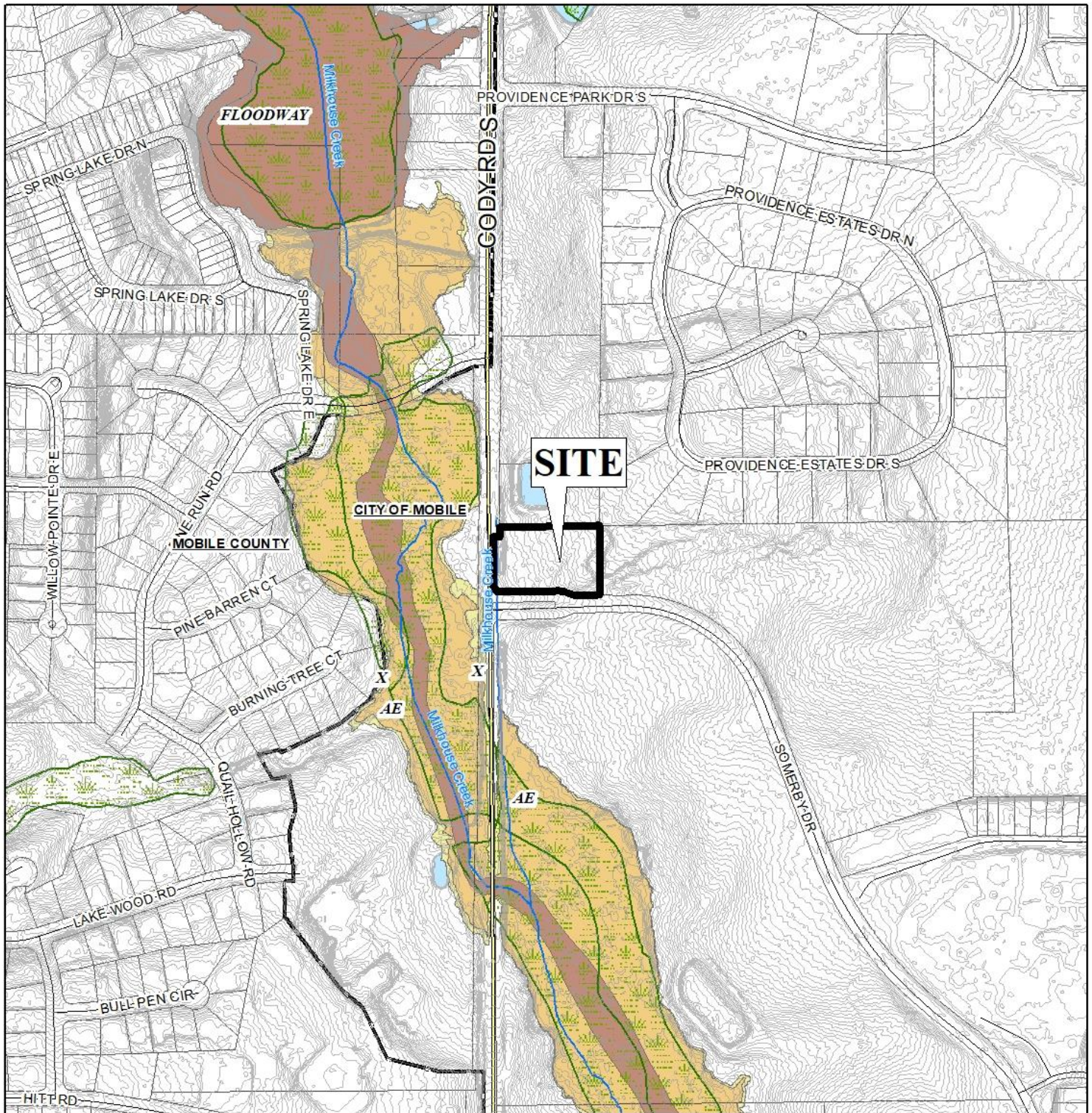
REQUEST Subdivision, Rezoning from R-1 to B-3

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



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ENVIRONMENTAL LOCATOR MAP



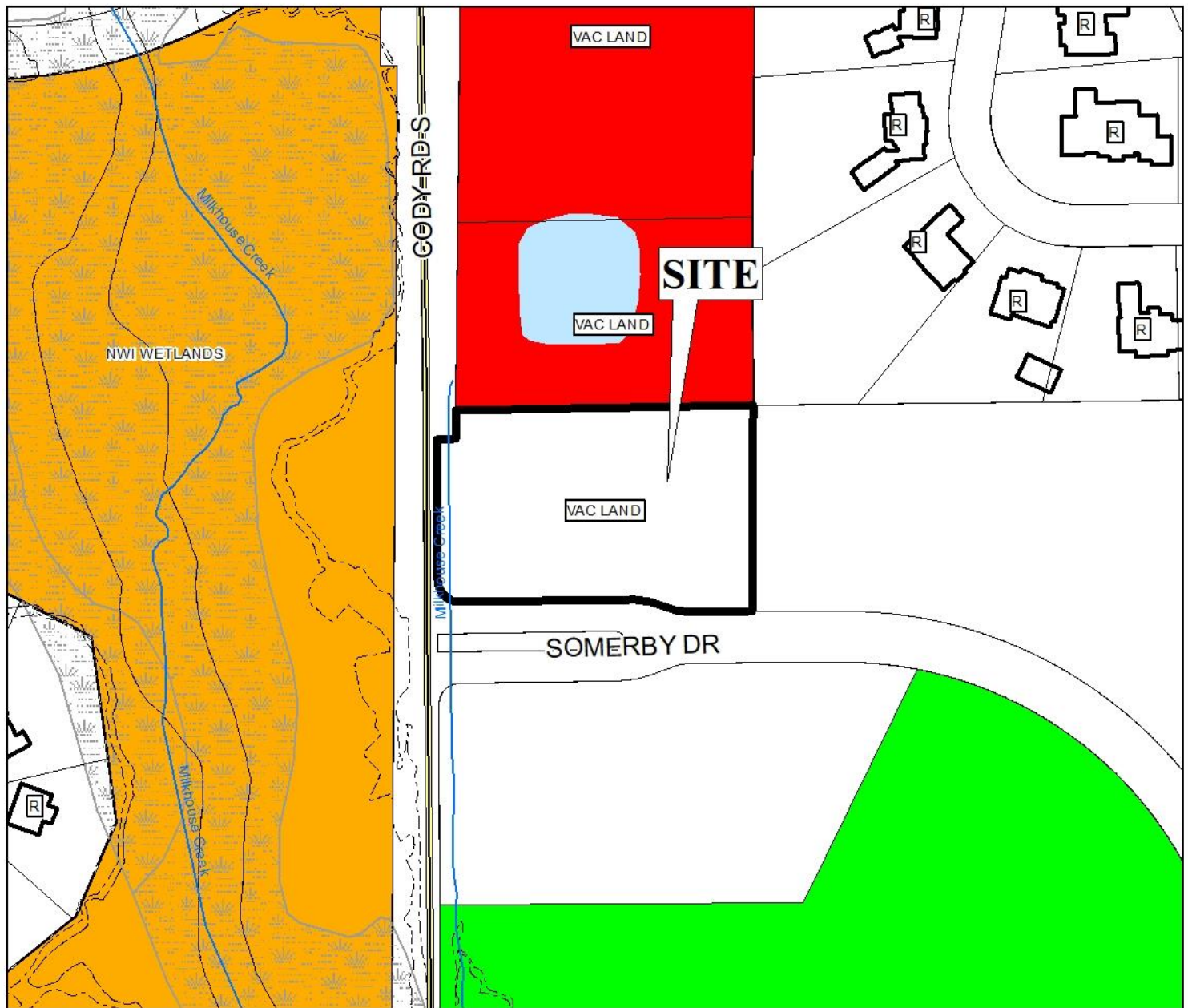
APPLICATION NUMBER 1 DATE November 18, 2021

APPLICANT Addition to The Arbors at Somerby Park Subdivision

REQUEST Subdivision, Rezoning from R-1 to B-3



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by undeveloped land. Residences lie northeast of the site.

APPLICATION NUMBER 1 DATE November 18, 2021

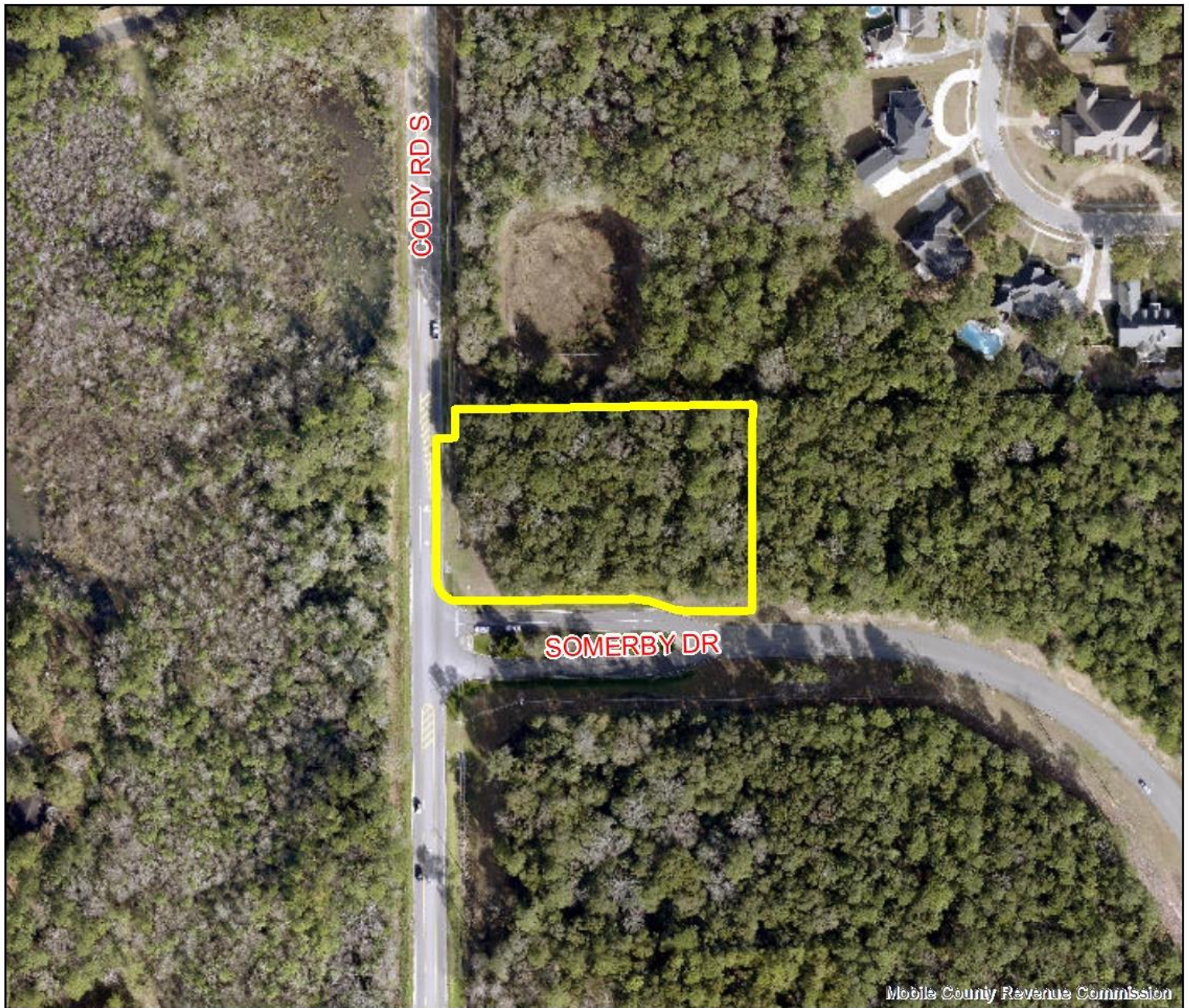
APPLICANT Addition to The Arbors at Somerby Park Subdivision

REQUEST Subdivision, Rezoning from R-1 to B-3

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

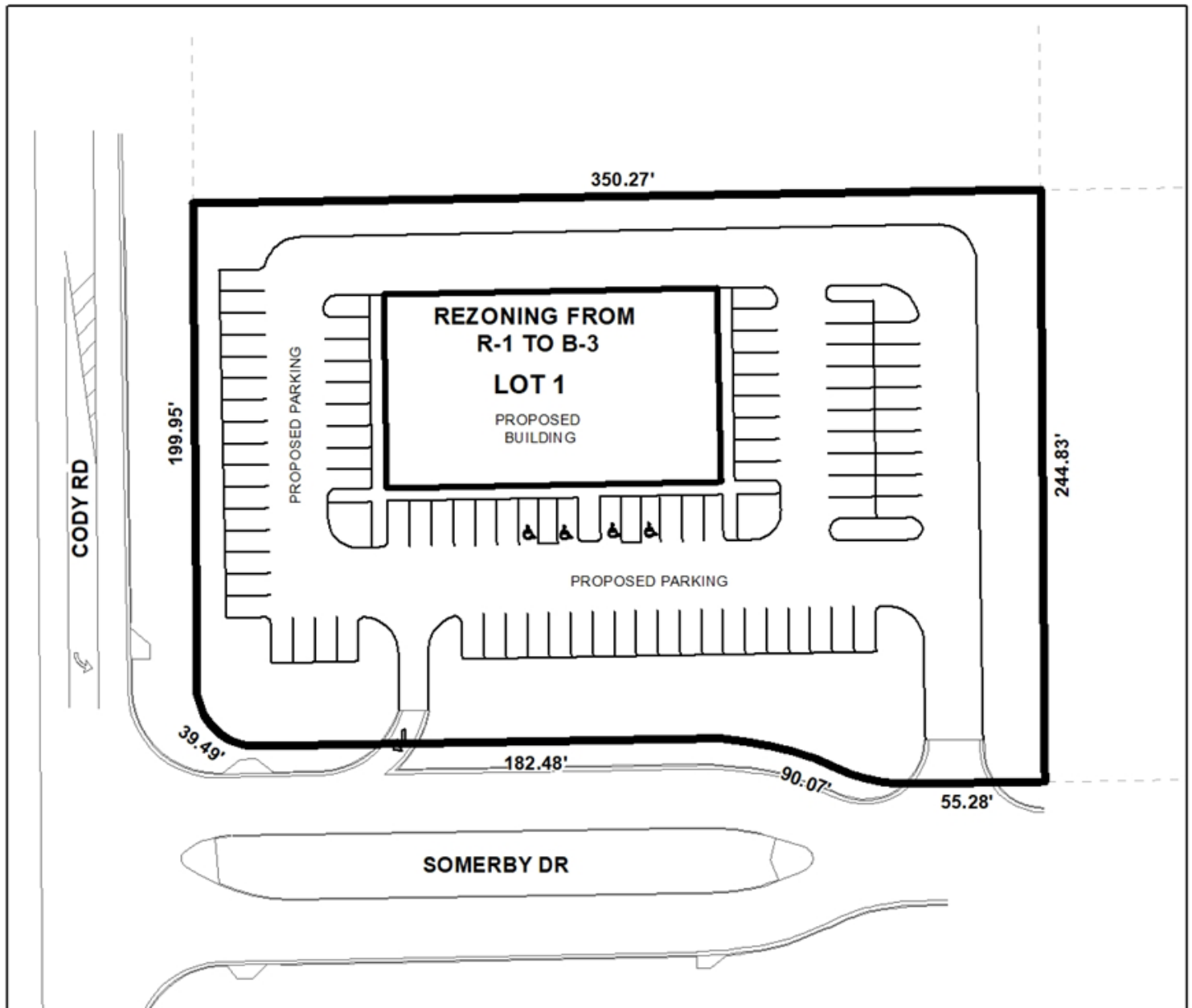


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SITE PLAN



The site plan illustrates the proposed lot, building, and parking.

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