

**SUBDIVISION, &
ZONING AMENDMENT STAFF REPORT****Date: September 1, 2022****NAME**

Benchmark Homes Group, LLC

SUBDIVISION NAME

Preserve at Milkhouse Creek Subdivision

LOCATION

6712 Old Dobbin Drive North

(East terminus of Blue Ridge Boulevard, extending to the West terminus of Old Dobbin Drive North, the West terminus of Harness Way, the North terminus of Creekline Drive, and the North terminus of Valleydale Drive).

**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

R-1, Single Family Residential District, R-2, Two Family Residential District, and B-1, Buffer Business District

PROPOSED ZONING

R-1, Single-Family Residential District

AREA OF PROPERTY

122 Lots / 83.9± Acres

CONTEMPLATED USE

Subdivision approval to create 122 single-family residential lots; and Rezoning from R-1, Single Family Residential District, R-2, Two Family Residential District, and B-1, Buffer Business District, to R-3, Multi-Family Residential District.

It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.**TIME SCHEDULE
FOR DEVELOPMENT**

In phases, 18-24 months between each phase

**ENGINEERING
COMMENTS****Subdivision:** FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer):

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. On Sheet 1 of 3 - correct the LOT numbers shown in the DRAWING INDEX.
- C. On Sheet 1 of 3 - show and label the existing ROW for Blue Ridge Blvd., Old Dobbin Dr. N., Old Dobbin Dr. W., and Harness Way.
- D. Sheet 2 of 3 - show and label the existing ROW for Blue Ridge Blvd. Old Dobbin Dr. N., and Wagon Tongue Dr.
- E. Sheet 2 of 3 – Provide the exact measurement “observed” on the property lines that begin/end in Milhouse Creek. The monumentation indicates that an exact measurement should be available.
- F. Sheet 2 of 3 – Label each and every Common Area.
- G. Sheet 3 of 3 – show and label the existing ROW for Old Dobbin Dr. W., and Harness Way.
- H. Sheet 3 of 3 – Show and label the BFE (Base Flood Elevation) on each lot (LOT 41, 42, & 43) that contains an AE, V, or X (shaded) flood zone designation. BFE for that portion is elevation 51’.
- I. Sheet 2 & 3 - Check and revise the distances shown on the Plat and in the legal description. Four (4) legs do not show the bearing, and one (1) does not show the distance.
- J. Sheet 2 & 3 - Check the monumentation and written bearing and distance for the part that includes the western property line along Milkhouse Creek. The distances shown and written should be exact distances since the distance is between sets of capped rods.
- K. Label the different Common Areas on each of the three (3) sheets.
- L. Revise the plat to label the size (acres and square feet) of each Common Area. Place it underneath the Common Area label.
- M. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
- N. All subdivision corners (exterior and interior) are required to be set prior to the City Engineer signing the PLAT.
- O. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.

Rezoning:

- 1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
- 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work.
- 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water

Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.

4. Each Lot Owner shall be required to submit a Single Family Residential Affidavit application with the initial construction of a single family dwelling or other impervious surface (driveway, shed, slab, asphalt, gravel, etc.). The application shall include a site plan showing the proposed improvements and a verification that the amount of impervious area is less than or equal to the approved amount of impervious area.
5. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
6. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy.
7. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.
8. The proposed development must comply with all Engineering Department design requirements and Policy Letters.

TRAFFIC ENGINEERING

COMMENTS

A traffic impact study has been previously conducted for this site and no off-site improvements are warranted based on the findings in the study. Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

URBAN FORESTRY

COMMENTS

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

FIRE DEPARTMENT

COMMENTS

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

REMARKS

The applicant is requesting Subdivision approval to create 122 lots from several metes-and-bounds parcels and Rezoning from R-1, Single-Family Residential District, R-2, Two Family Residential and B-1, Buffer-Business District to R-1, Single-Family Residential District.

The site has been given a Low Density Residential land use designation per the Future Land Use Plan and Map, adopted by the Planning Commission at its May 18, 2017 meeting. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting. This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

The applicant submitted the following information:

INTRODUCTION/SUMMARY

This narrative is provided in support of the proposed Preserve at Milkhouse Creek subdivision, a 122 lot, single-family subdivision, pursuant to City of Mobile, Zoning Ordinance No. 80-057, May 16, 1967, substantially as enacted with the exception of § 64-10.E. In support of this development, all of the following approvals are being sought.

Approval Type	Approval Authority	Applicable Regulation	Summary
Rezoning	City Council	City of Mobile Zoning Ordinance No. 80-057, May 16, 1967, substantially as enacted with the exception of § 64-10.E	The proposed property is currently split zoned with B-1, R-1 and R-2. The owner is applying for a rezone of all listed parcels to R-1, which will allow for a uniform zoning within the proposed single-family subdivision.

PRESENT AND PROPOSED ZONING

Tax Parcel No.	Current Zoning	Proposed Zoning
R023303053000001.042	B-1	R-1
R023303054001030.02	Split Zoned R-1&R-2	R-1
R023303053000007	Split Zoned R-1&R-2	R-1
R023303082000001	Split Zoned R-1&R-2	R-1
R023303081003046	Split Zoned R-1&R-2	R-1
R023303053000007.013	R-2	R-1
R023303054001030	R-2	R-1

PROPERTY LOCATION

Property is located between the Carriage Hills subdivision and Charleston Oaks subdivision. Milkhouse Creek runs along the western property boundary with Old Dobbin Drive accessing the northern portion and Valley Dale Drive accessing the southern portion.

SITE DESCRIPTION

The proposed project request to rezone 83.9 acres of property that is located within the City limits of Mobile. The property is currently split zoned B-1, R-1, and R-2. This rezone request will rezone the 83.9 acres to a uniform zoning of R-1 that will allow for a 122-lot single-family subdivision development.

The property had a wetlands delineation performed by EcoSolutions back in 2018. The report indicates the site has approximately 35 acres of jurisdictional wetlands located on the property

EXISTING CONDITIONS/STRUCTURES

The 83.9 acre property that is being requested for rezoning is currently woods and has some wetland areas along the creek banks. The site has roughly 70' of relief as it slopes from the existing Carriage Hills subdivision west down to Milkhouse Creek. The wetlands delineation of the site indicates that there are protected features located on the property along the creek banks. There are existing stormwater and sanitary sewer structures conveying runoff and sewage from the adjacent developed public right-of-ways across

the subject property, which will be rerouted and design included in the subdivision construction plans to be submitted during the preliminary plat subdivision process with the City of Mobile.

PROPERTY BACKGROUND

The current property owner purchased the property back in 2017. The property carried the split zonings of B-1, R-1, and R-2 at the time of purchase. The property has remained vacant since that period. A rezoning request was previously brought before the Planning Commission in 2020 for rezoning to R-1 and was approved. After the rezoning approval the project progression was delayed due to the need for resolution of differences with City Council members, City Staff, adjacent property owners, and developer. These have been resolved but the previous rezoning approval has since sunset, so the rezoning of the project is being reapplied for.

TIME SCHEDULE

The proposed subdivision is scheduled to be constructed in three phases, with each phase buildout being roughly separated by 1.5 to 2 years. Future economic activity will determine lot consumption which will ultimately control the timing of each phase of this subdivision. The anticipated lot count for each phase is as follows: Phase 1 – 49 lots, Phase 2 – 31 lots, and Phase 3 – 42 lots.

There is a detailed history associated with the site which was originally assigned an R-A, Residential-Agricultural District classification upon adoption of the current Zoning Ordinance in 1967. In 1980, an area was rezoned from R-A to R-1 and most of the site was rezoned from R-A to R-2; however, there was a condition associated with both rezonings which denies direct access to Carriage Hills. This condition prohibits direct access to the site via Old Dobbin Drive, Harness Way and Creekline Drive; thus, all access to the site (based on the current conditions) must be via Blue Ridge Boulevard and Valley Dale Road. The small B-1 district was created in 1988.

In June 2020, the site was the subject of a Rezoning from R-1, Single-Family Residential District, R-2, Two-Family Residential District, and B-1, Buffer Business District, to R-1, Single-Family Residential. The rezoning application was recommended for approval to the City Council by the Planning Commission, but after several public hearings, the applicant withdrew their request from City Council consideration.

The site was also considered for a 49-lot subdivision (ending just south of Harness Way) at the Commission's August 20, 2020 meeting. The application was granted Tentative Approval; however, the Tentative Approval has expired.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

The proposed plan calls for 122 lots on 83.9 acres to be developed in three (3) phases. The first phase encompasses approximately 30± acres and extends from the East terminus of Blue Ridge Boulevard and the West terminus of Old Dobbin Drive North, to approximately 250' South of the West terminus of Harness Way. Proposed Phase 2 would then extend to a short distance South of the West terminus of Creekline Drive, and Phase 3 would then extend to the North terminus of Valleydale Drive. The plat illustrates large tracts that will remain as undeveloped Common Areas.

Proposed streets are labeled to have compliant 50-foot rights-of-way and cul-de-sacs are indicated to have a compliant 120-foot diameter; if approved, these dimensions should be retained on the Final Plat. Corner lots are indicated to have compliant 25-foot corner radius curves. All lots are indicated to have a compliant 25-foot minimum building setback from the street frontages, except along side streets where a 20-foot setback is noted (and is compliant with Zoning Ordinance requirements); this information should be retained on the Final Plat.

A site data table is provided for phase 1 which illustrates the average lot size as 11,966 square feet, with the smallest lot proposed as 9,278 square feet. Each lot has this information as well, in both square feet and acres, and should be retained on the Final Plat. This information will also be required for Phases 2 and 3. As submitted, all lots exceed the minimum area required for an individual lot.

As submitted, the site contains several easements and there is a note on the Tentative Plat stating that no structures shall be constructed or placed within any easement without the permission of the easement holder; this note should be retained on the Final Plat.

A large portion of the site consists of Common Areas. There is a note on the preliminary plat stating that all proposed detention facilities, common areas and wetlands shall be the responsibility of the property owner(s) and not the responsibility of the City of Mobile. This note should be revised on the Final Plat to simply state that the maintenance of all Common Areas is the responsibility of the property owners.

As per the Traffic Engineering comments, the driveway number, size, location and design are to be approved by Traffic Engineering and conform to AASHTO standards; there is a note on the Tentative Plat stating such, which should be retained on the Final Plat.

Section 64-9. of the Zoning Ordinance states that the intent of the Ordinance and corresponding Zoning Map is to carry out the comprehensive planning objective of sound, stable and desirable development. While changes to the Ordinance are anticipated as the city grows, the established public policy is to amend the ordinance only when one or more of the following conditions prevail: 1) there is a manifest error in the Ordinance; 2) changing conditions in a particular area make a change in the Ordinance necessary and desirable; 3) there is a need to increase the number of sites available to business or industry; or 4) the subdivision of land into building sites makes reclassification of the land necessary and desirable.

While the three current zoning classifications would allow for R-1 use, the entire site is proposed to be rezoned to R-1 to eliminate the possibility of split zoning on any of the lots, standardize the allowances within a single-family residential subdivision and to remove conditions associated with the existing zoning districts, such as denial of access to the existing street stubs in Carriage Hills.

Removal of this condition allows for proper connectivity via the existing street stubs to distribute traffic via five (5) access points rather than concentrating traffic onto two (2) streets (Blue Ridge and Valley Dale).

While none of the four (4) conditions as stated above were cited in the application to support the rezoning, the property is proposed to be subdivided into single-family lots. This would indicate that over the course of time that the rezoning is necessary and desirable to continue the development of single-family homes, and that the subdivision of land into building (home) sites makes the reclassification of the land necessary and desirable.

RECOMMENDATION

Subdivision: Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the right-of-way width label for all streets on the Final Plat;
- 2) retention of the 25' minimum building setback line along all street frontages on the Final Plat;
- 3) retention of each lot with its size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) revision of Note #10 concerning structures in easements to state on the Final Plat that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 5) revision of Note #14 concerning the maintenance of detention facilities, common areas and wetlands to state on the Final Plat that the maintenance of all Common Areas is the responsibility of the property owner(s);
- 6) compliance with the Engineering comments: *A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. On Sheet 1 of 3 - correct the LOT numbers shown in the DRAWING INDEX. C. On Sheet 1 of 3 - show and label the existing ROW for Blue Ridge Blvd., Old Dobbin Dr. N., Old Dobbin Dr. W., and Harness Way. D. Sheet 2 of 3 - show and label the existing ROW for Blue Ridge Blvd. Old Dobbin Dr. N., and Wagon Tongue Dr. E. Sheet 2 of 3 - Provide the exact measurement "observed" on the property lines that begin/end in Milhouse Creek. The monumentation indicates that an exact measurement should be available. F. Sheet 2 of 3 - Label each and every Common Area. G. Sheet 3 of 3 - show and label the existing ROW for Old Dobbin Dr. W., and Harness Way. H. Sheet 3 of 3 - Show and label the BFE (Base Flood Elevation) on each lot (LOT 41, 42, & 43) that contains an AE, V, or X (shaded) flood zone designation. BFE for that portion is elevation 51'. I. Sheet 2 & 3 - Check and revise the distances shown on the Plat and in the legal description. Four (4) legs do not show the bearing, and one (1) does not show the distance. J. Sheet 2 & 3 - Check the monumentation and written bearing and distance for the part that includes the western property line along Milkhouse Creek. The distances shown and written should be exact distances since the distance is between sets of capped rods. K. Label the different Common Areas on each of the three (3) sheets. L. Revise the plat to label the size (acres and square feet) of each Common Area. Place it underneath*

the Common Area label. M. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. N. All subdivision corners (exterior and interior) are required to be set prior to the City Engineer signing the PLAT. O. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.;

- 7) *placement of a note on the Final Plat stating the Traffic Engineering comments: (A traffic impact study has been previously conducted for this site and no off-site improvements are warranted based on the findings in the study. Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 8) *compliance with the Urban Forestry comments: (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.);*
- 9) *compliance with the Fire Department comments: (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.); and,*
- 10) *completion of the Rezoning process prior the approval of the Final Plat.*

Rezoning: Based on the preceding, this application is recommended for Approval for the following reasons:

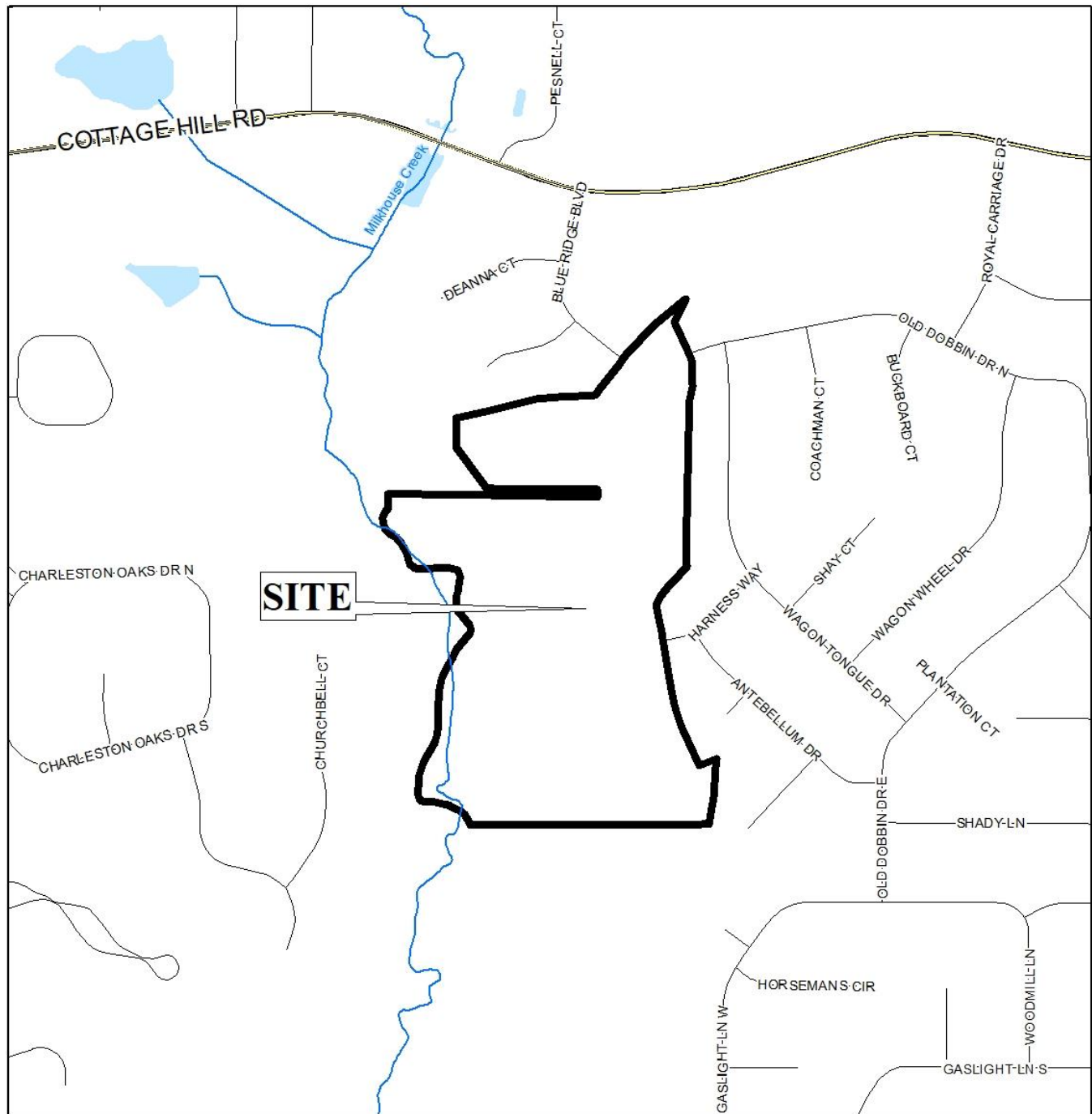
- a) *changing conditions in a particular area make a change in the Ordinance necessary and desirable; and,*
- b) *the subdivision of land into building sites makes reclassification of the land necessary and desirable.*

The approval should be subject to the following conditions:

- 1) *Full compliance with the Engineering Comments (Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Permitting Department (251-208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and*

- Flood Control*); the *City of Mobile, Alabama Flood Plain Management Plan (1984)*; and, the *Rules For Erosion and Sedimentation Control and Storm Water Runoff Control*. 4. Each Lot Owner shall be required to submit a Single Family Residential Affidavit application with the initial construction of a single family dwelling or other impervious surface (driveway, shed, slab, asphalt, gravel, etc.). The application shall include a site plan showing the proposed improvements and a verification that the amount of impervious area is less than or equal to the approved amount of impervious area. 5. A 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. 6. Any existing or proposed detention facility shall be maintained as it was constructed and approved. The Land Disturbance Permit application for any proposed construction includes a requirement of a Maintenance and Inspection Plan (signed and notarized by the Owner) for the detention facility. This Plan shall run with the land and be recorded in the County Probate Office prior to the Engineering Department issuing their approval for a Final Certificate of Occupancy. 7. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 8. The proposed development must comply with all Engineering Department design requirements and Policy Letters.); and,
- 2) full compliance with all municipal codes and ordinances.

LOCATOR MAP



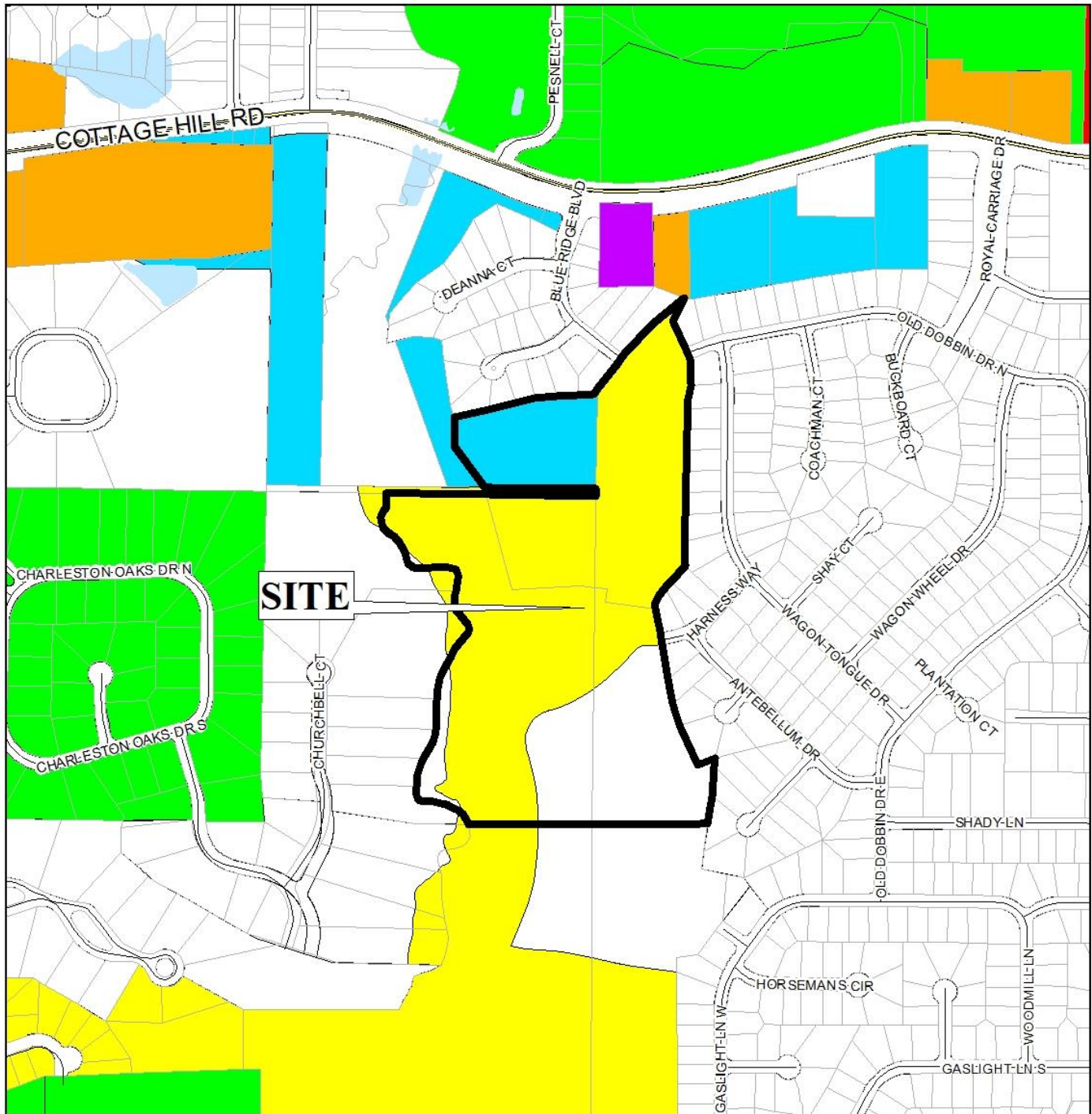
APPLICATION NUMBER 6 DATE September 1, 2022

APPLICANT Preserve at Milkhouse Creek Subdivision

REQUEST Subdivision, Rezoning from R-1, R-2, and B-1 to R-1



LOCATOR ZONING MAP



APPLICATION NUMBER 6 DATE September 1, 2022

APPLICANT Preserve at Milkhouse Creek Subdivision

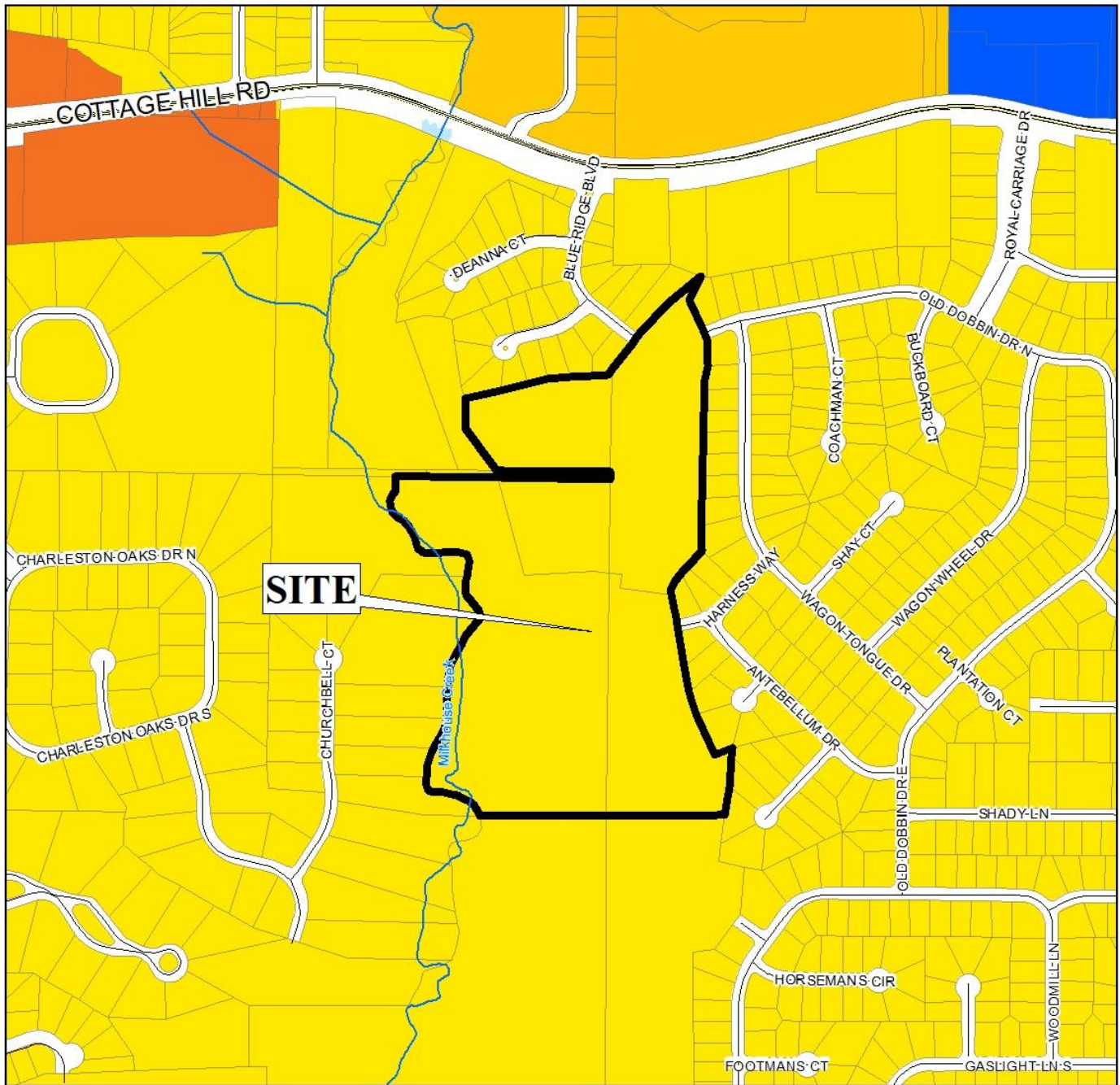
REQUEST Subdivision, Rezoning from R-1, R-2, and B-1 to R-1

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FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE September 1, 2022

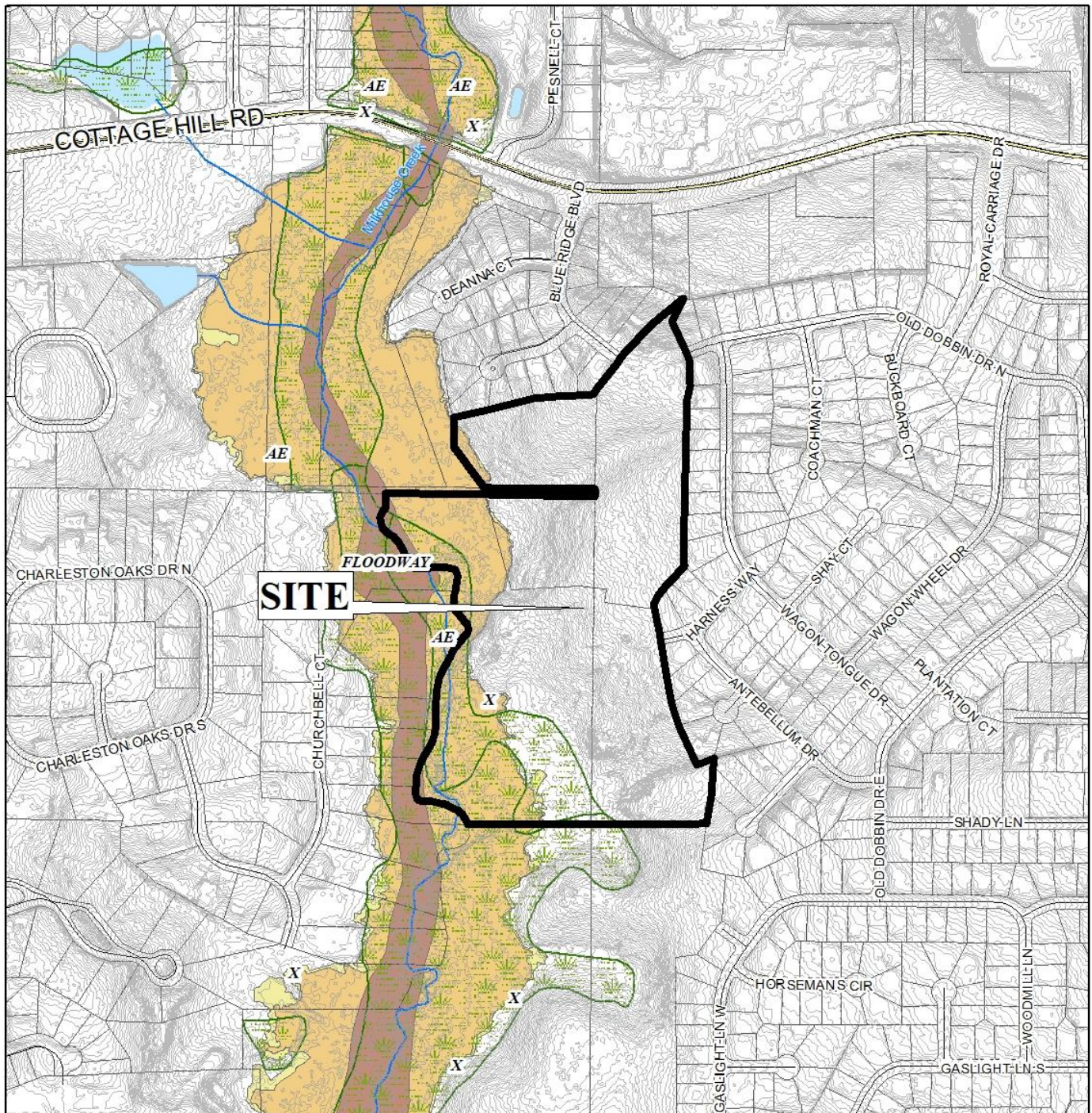
APPLICANT Preserve at Milkhouse Creek Subdivision

REQUEST Subdivision, Rezoning from R-1, R-2, and B-1 to R-1

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	



ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 6 DATE September 1, 2022

APPLICANT Preserve at Milkhouse Creek Subdivision

REQUEST Subdivision, Rezoning from R-1, R-2, and B-1 to R-1



PLANNING COMMISSION VICINITY MAP - EXISTING AERIAL

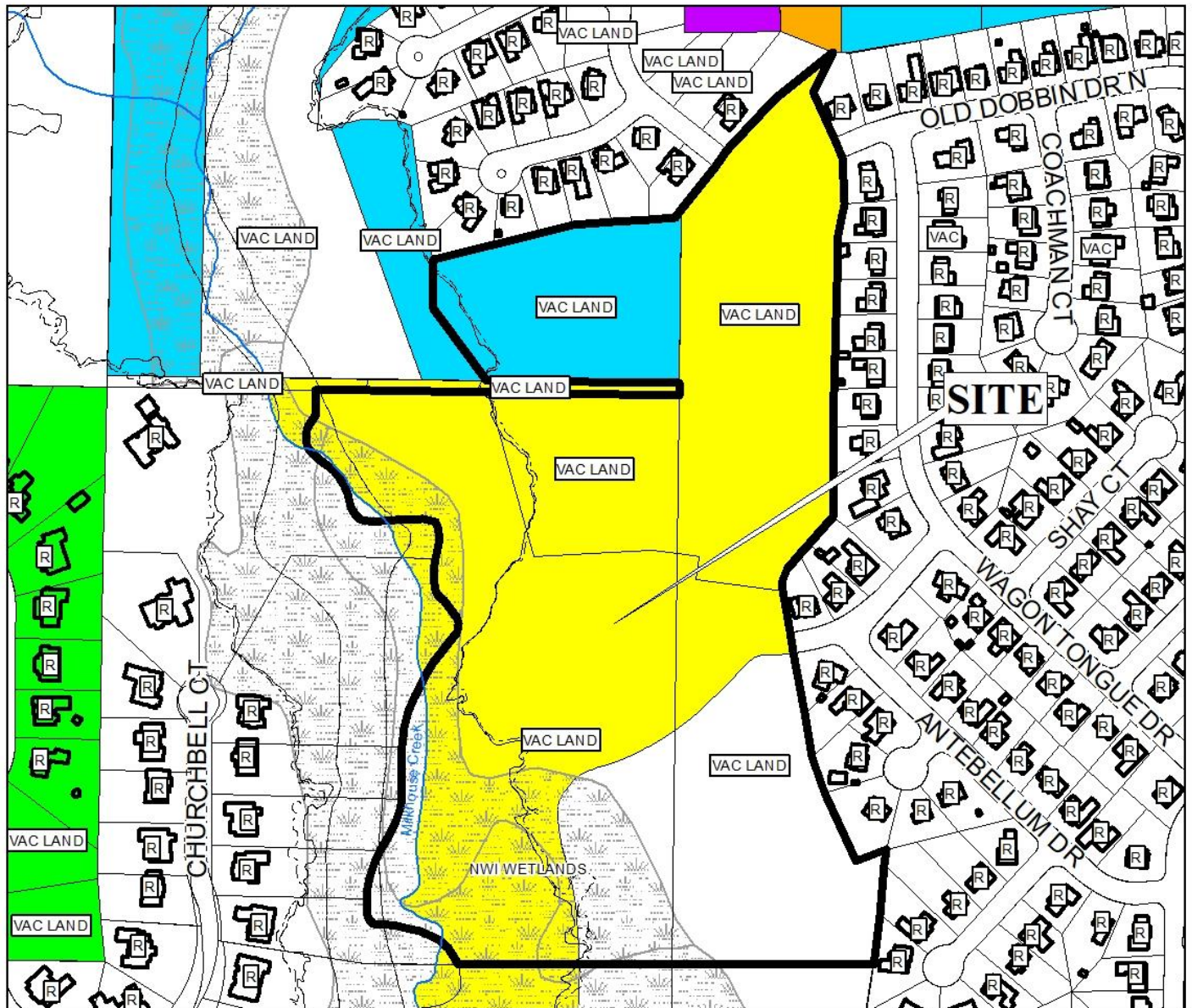


The site is surrounded by single family residential units.

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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

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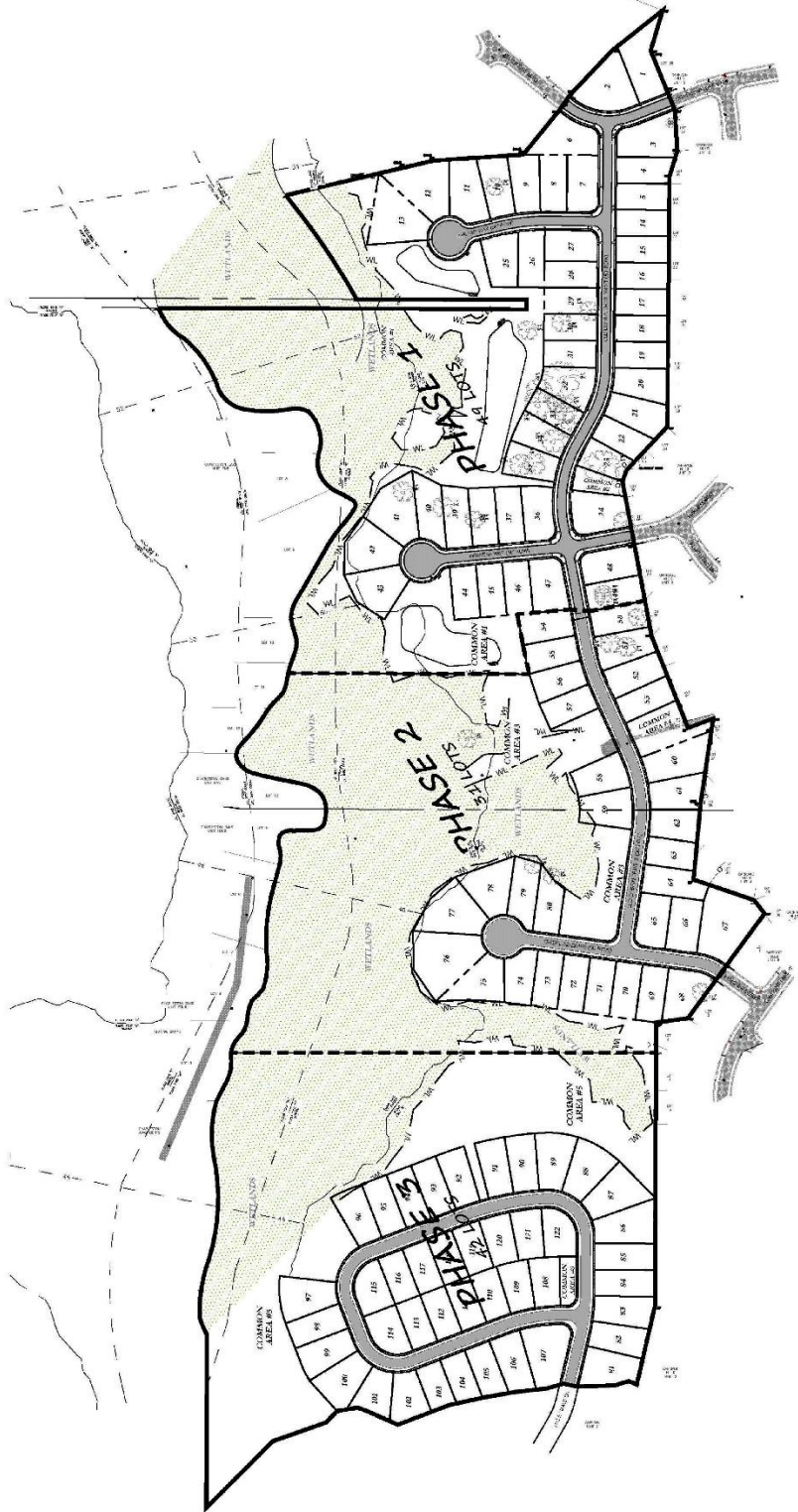
REQUEST Subdivision, Rezoning from R-1, R-2, and B-1 to R-1

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



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE September 1, 2022

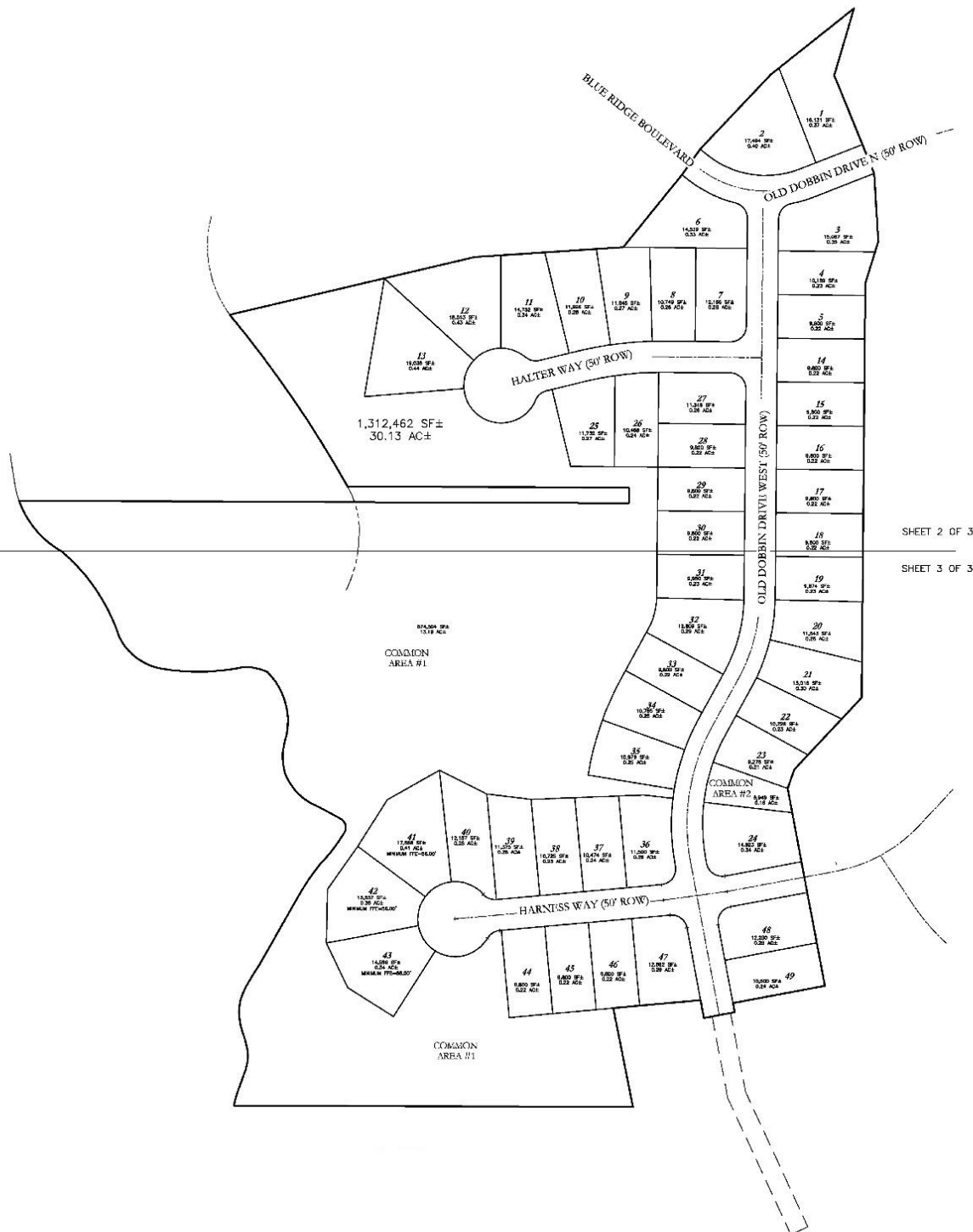
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NTS

DETAIL SITE PLAN



SHEET 2 OF 3

SHEET 3 OF 3

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DETAIL SITE PLAN



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