



## Legislation Text

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**File #:** ANX2017-12026B, **Version:** 1

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### **SUBJECT/RECOMMENDATION:**

Approve the initial Zoning Atlas designations of Low Density Residential (LDR) and Low Medium Density Residential (LMDR) District for 3474 Aspen Trail, 3490 and 3492 Lake Shore Lane, and pass Ordinance 9125-18 on first reading. (ANX2017-12026B)

### **SUMMARY:**

This Zoning Atlas designation application involves property comprising approximately 24.46 acres located at the southwest corner of Curlew Road and Lake Shore Lane. This site is the subject of an annexation request (see ANX2017-12026A, proposed Ordinance 9123-18) and an initial future land use designation and amendment request (see LUP2018-02001, proposed Ordinance 9124-18). Details related to ownership, existing and surrounding site conditions and the applicants' redevelopment intent are detailed in those items.

Based upon the proposed initial future land use plan designation and amendment of the property to Residential Low (RL) and Transportation/Utility (T/U) Overlay, the proposed zoning districts to be assigned to the property are the Low Medium Density Residential (LMDR) District on the northern half (approximately 11.72 acres) and the Low Density Residential (LDR) District on the southern half (approximately 12.74 acres). The existing use of the site, as well as the proposed use as a residential subdivision is consistent with the uses allowed in the Districts and the Districts are consistent with the surrounding residential zoning districts that exist in the vicinity of the subject property. The proposed initial zoning designations are therefore consistent with the Countywide Plan and the City's Comprehensive Plan and Community Development Code.

### **APPROPRIATION CODE AND AMOUNT:**

### **USE OF RESERVE FUNDS:**