



**PLANNING AND ZONING COMMISSION**  
**August 16, 2024**  
**STAFF REPORT**

**CASE NUMBER**

DP-2024-0130; RZ-2024-0119 & PP-2024-0131

**PROJECT NAME**

Peavine Crossing

**SITE DATA**

45.53 AC

**REQUEST**

Rezoning

**ZONING/DISTRICT**

PCO R-6 to PDD

**COMP PLAN FLUM**

**Parcel ID**

14 9 30 0 000 005.023

**LOCATION**

14 9 30 0 000 005.001 ()

**ENGINEER**

Insite Engineering

**OWNER/DEVELOPER**

Western REI

**DESCRIPTION OF USE**

Rezone property that is being resurveyed with moving the road to the south from PCO -R-6 to PDD to match the property they are being combined in. The revised Development Plan to show the change to the road and change to the Preliminary Plat.

**ZONING/REGULATIONS ANALYSIS**

The change is moving the Road to the South on to the adjacent property causing the need to Rezone the property to PDD, Change the Development Plan and the Preliminary Plat to show the addition of the property. The movement of the road really has no change to the number of lots just increases two proposed lots, one commercial and one open space. I till allow access to the lot the land is coming from but there is the issue of having over 150 lots if anything happens on that land.

**DIRECTION**

**ADJACENT LAND USE**

**ZONING**

N

PVO-B-4

E

PDD & Pelham

S

PVO R-6; PVO -B-3

W

PVO M-1

**NEXT STEPS IF RECOMMENDED**

Get construction plans reapproved and continue the construction.