



Planning Commission Agenda Item

Meeting Date: 5/10/22
From: Josh White, Principal Planner
Item: 1118 Key Largo Rezone

Purpose: Hold a public hearing to consider the advisability of rezoning 1118 Key Largo Lane from an R-1 (Low Density Residential District) to an R-3 (High Density Residential District).

Background:

The subject property is located at 1118 Key Largo Lane. The surrounding area is comprised of residential, public and religious uses. Forrest Glenn Subdivision is to the north, Residential is east of the site. The school district owns property to the west of the site and a church owns the property south of the site. The property consists of approximately 4.4 acres. The project will be to develop a duplex. The applicants are requesting a rezone from R-1, Low Density Residential District to an R-3, High Density Residential District. It is the recommendation of staff that the requested rezoning R-1 to R-3 be approved, with some reservation, based on the following conclusions:

- The development appears compatible with the area.
- The lot is large enough to handle additional dwelling units
- The use helps to alleviate the current housing shortage
- The general area around the site is seeing an increase in housing demand and density

That being said, staff does acknowledge the amount of public opposition to the request and agrees with the sentiment that without further improvements to the infrastructure serving the area, any further increase in development would be inadvisable.

Action:

Hold a public hearing. After the public hearing is closed, make a motion to recommend the City Commission approve/disapprove the request to 1118 Key Largo Lane from a R-1 Low Density Residential District to an R-3 High Density Residential District.

Attachments:

Staff report

Presentation Link: <https://arcg.is/005qmy>