

## Staff Report

**Subject:** Rezoning (Second District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** October 10, 2024  
**Item Description:** **Read Brennan** requests to **rezone** +/- 27.65 acres from **PD & AR-1** to **PD** to allow for the amendment of a Planned Development. Located on Blue Jay Road. **[Map# 415 Parcel# 10 & Map# 414 Parcel# 9]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the requests to **rezone** +/- 27.65 acres from **PD & AR-1** to **PD** to allow for the amendment of a Planned Development.

### Executive Summary/Background

- The request for rezoning is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- The applicant is requesting to amend the Planned Development text for the Staffordshire Development on Blue Jay Road.
- The text amendment provides for an increase in the number of allowed units from 184 to 225 maximum units.
- The text also allows the county access to an easement on the north side of the property connecting to Blue Jay Road.
- This proposed development will be considered an additional phase to the Staffordshire Subdivision, and utilities are already in place.
- The proposed development will add additional stormwater capacity.
- This rezoning is consistent with the Future Land Use Map (FLUM) as these parcels are projected to be agricultural/residential.
- At the June 11, 2024, Planning Board Meeting, Mr. Alan Zipperer made a motion for denial. Mr. Peter Higgins second the motion and it carried unanimously.

### Alternatives

**1. Approve** the requests to **rezone** +/- 27.65 acres from **PD & AR-1** to **PD** to allow for the amendment of a Planned Development with the following conditions:

- A recombination plat shall be approved and signed by Development Services, then recorded, before the zoning can take effect.
- A preliminary plat shall be approved by the Board of Commissioners.

**2. Deny** the requests **rezone** +/- 27.65 acres from **PD & AR-1** to **PD** to allow for the amendment of a Planned Development.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Rezoning application and checklist 3. Plat 5. Deed  
2. Ownership certificate/authorization 4. Aerial photograph