



## ITEM SUMMARY

**MEETING DATE:** September 16, 2024

**FROM:** Denise Malone, AICP, Development & Neighborhood Services Director

**SUBJECT:** **Ordinance 2024-23, ZC-23-02**  
Rezoning for Astoria Towns

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### BACKGROUND

Alex Ahrenholz, agent for the owners, Morija Evangelical Alliance Church, Inc. and Lake Wellington Professional Center, Inc. has requested a rezoning for a 6.56-acres to change from Residential - Medium Density (RM-2) (7 units per acre) and Commercial General (CG) to Residential - High Density (RH) (10 units per acre). The site is located on the south side of Dodd Road, approximately 1,200 feet east of Jog Road. A concurrent application for a Future Land Use Map Amendment (CPA-23-04) is also requested to allow a Future Land Use designation change from Residential Medium (RS-MD) to Residential High (RS-HD).

The Development Review Committee has reviewed this proposal and recommended approval, followed by the Planning and Zoning Board of Appeals which recommended approval by a vote of 5-0 at their meeting on August 8, 2024.

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### ANALYSIS

Staff has determined that the proposed Residential High (RH) zoning district is consistent with the existing land use pattern in the area and will be consistent with the property's proposed Residential High (RS-RH) Future Land Use designation. The subject property is bound by residential uses to the north, east, and west. To the north are multi-family complexes which are similar to the proposed project. Although to the east and west are Single-Family residences, the subject property will be developed to ensure there is minimal impact upon these properties.

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### FINANCIAL INFORMATION

N/A

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### LEGAL

Ordinance 2024-23 was prepared in accordance with all applicable State Statutes and City Code requirements. The document has been reviewed for legal sufficiency.

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### STAFF RECOMMENDATION

*Approval of ZC-23-02 through the adoption of Ordinance 2024-23.*