



ITEM SUMMARY

MEETING DATE: June 5, 2023

FROM: Caryn Gardner-Young, Zoning Administrator

SUBJECT: **Ordinance 2023-06, CPA-23-02**
Land Use Change for 6645 Chickasaw Road

BACKGROUND

Cotleur & Hearing, agent for MF Associates Greenacres LLC. to approve for a small-scale Future Land Use Amendment to change approximately 4.993 acres from Residential Medium Density (RS-RM) to Residential High (RS-HD) Density. The site is located at 6645 Chickasaw Road.

The Development Review Committee has reviewed this proposal and recommended approval, followed by the Planning and Zoning Board of Appeals recommending approval by a vote of 5-0 at their meeting on May 11, 2023.

ANALYSIS

The proposed City of Greenacres RS-HD future land use designation allows a maximum residential development density of 10 dwelling units per net acre. The net density is defined as the specific area of land exclusive of all public and private rights-of-way within the proposed development. The city does not allow for the use of a determination using gross density, TDRs, or density bonuses for workforce housing.

The proposed (RS-HD) future land use designation for the site is consistent with the existing development pattern in the area.

FINANCIAL INFORMATION

N/A

LEGAL

Ordinance 2023-06 was prepared in accordance with all applicable State Statutes and City Code requirements.

STAFF RECOMMENDATION

Approval of CPA-23-02 through the adoption of Ordinance 2023-06

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