



ITEM SUMMARY

MEETING DATE: July 17, 2023

FROM: Denise Malone, Development & Neighborhood Services Director

SUBJECT: **Ordinance 2023-06, CPA-23-02**
Future Land Use Amendment for 6645 Chickasaw Road, Garden Square

BACKGROUND

Cotleur & Hearing, agent for MF Associates Greenacres LLC, to approve 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 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. The City Council approved this petition as presented by staff at first reading on June 5, 2023, by a vote of 2-1.

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.

Like the Residential Medium (RS-MD) Future Land Use designation, the City's Residential High (RS-HD) Future Land Use designation allows for townhouse residential development, but at a higher density potential. 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