

VILLAGE OF HOMEWOOD



MEMORANDUM

DATE OF MEETING: May 11, 2023

To: Planning and Zoning Commission

From: Valerie Berstene, Village Planner

Through: Angela Mesaros, Director of Economic and Community Development

Topic: Case 23-12: Limited Map Amendment Rezoning Select R-1 Properties to R-2

Please refer to the April 27, 2023 packet for the information previously provided.

PROCESS TO MOVE FORWARD

Discussion on Case 23-12 was held at the regular meetings of the Planning and Zoning Commission on April 13, 2023, and April 27, 2023. During these meetings, the members of the Commission have not reached a clear consensus; therefore, the Staff and the Village Attorney reviewed the Zoning Ordinance to advise the Commission on options to move this case forward. Section 44-07-10 "Zoning Text and Map Amendments" states:

"The Planning and Zoning Commission shall review the proposed amendment, any oral and written comments received at the public hearing, and responses by the applicant to the standards and make findings of fact to specify the reasons for their recommendation. The Planning and Zoning Commission shall then forward to the Village Board its findings of fact and recommendation to approve, approve with conditions, or deny the proposed amendment."

Below are each of the options before the Commission for a recommendation to the Village Board. When voting for or against the proposed map amendment, please be sure to share your reasons, as related to the standards for a Zoning Map Amendment to be included in the findings of the recommendation.

FINDINGS OF FACT

The staff has prepared draft findings of fact in accordance with the standards set forth in Section 44-07-10 of the Zoning Ordinance for a Map Amendment. The findings of fact, as proposed or as amended, may be entered into the record.

1. The subject properties include 12 parcels that are non-compliant with the minimum lot width and area regulations for the R-1 Single Family Zoning District and which, through rezoning to R-2, will be in conformance with the regulations.
2. The subject properties include two parcels that are non-compliant with the zoning requirements of both residential districts but have a lesser degree of non-conformity with the R-2 requirements.
3. The subject properties include two parcels that conform with the R-1 minimum requirements but are proposed for rezoning to ensure consistency in the map and a logical transition from

higher intensity R-3 zoning along Park Avenue, to lower intensity R-1 zoning adjacent to the golf course.

4. The proposed rezoning of the subject properties is consistent with the Comprehensive Plan and reflects the built condition and character of the properties.
5. The proposed map amendment will not result in a change in land use.
6. **[Add any findings related to vote or conditions, refer to Standards for a Map Amendment]**

RECOMMENDATION:

As stated above, the Commission may take the following actions:

1. Recommendation for approval: If the Commission finds that the request meets the standards for map amendment, the Planning and Zoning Commission may consider the following motion, written in the affirmative:

Recommend approval of Case 23-12 for a map amendment to rezone the subject properties from R-1 Single Family Residence District to R-2 Single Family Residence District; and

Incorporate the findings of fact into the record.

2. Recommendation for approval with conditions: If the Commission finds that the request meets the standards for map amendment, the Planning and Zoning Commission may consider the following motion, written in the affirmative:

Recommend approval of Case 23-12 for a map amendment to rezone the subject properties from R-1 Single Family Residence District to R-2 Single Family Residence District, **subject to the condition[s] that [provide conditions]**; and

Incorporate the findings of fact into the record.

3. Recommendation for denial: If the Commission finds that the request does not meet the standards for map amendment, the Planning and Zoning Commission may consider the following motion:

Recommend denial of Case 23-12 for a map amendment to rezone the subject properties from R-1 Single Family Residence District to R-2 Single Family Residence District; and

Incorporate the findings of fact into the record.