

<b>PROPERTY INFORMATION</b>	<b>Cooks Valley Road Planned Development area</b>
<b>ADDRESS</b>	<b>Cooks Valley Road</b>
<b>DISTRICT, LAND LOT</b>	<b>7<sup>th</sup> Civil District, Tax Map 062, parcels 3 and 3.5</b>
<b>OVERLAY DISTRICT</b>	<b>Not Applicable</b>
<b>EXISTING ZONING</b>	<b>PD</b>
<b>Land Use Designation</b>	<b>Single Family</b>
<b>EXISTING USE</b>	<b>Vacant</b>
<b>PROPOSED USE</b>	<b>Future Single and Multifamily</b>

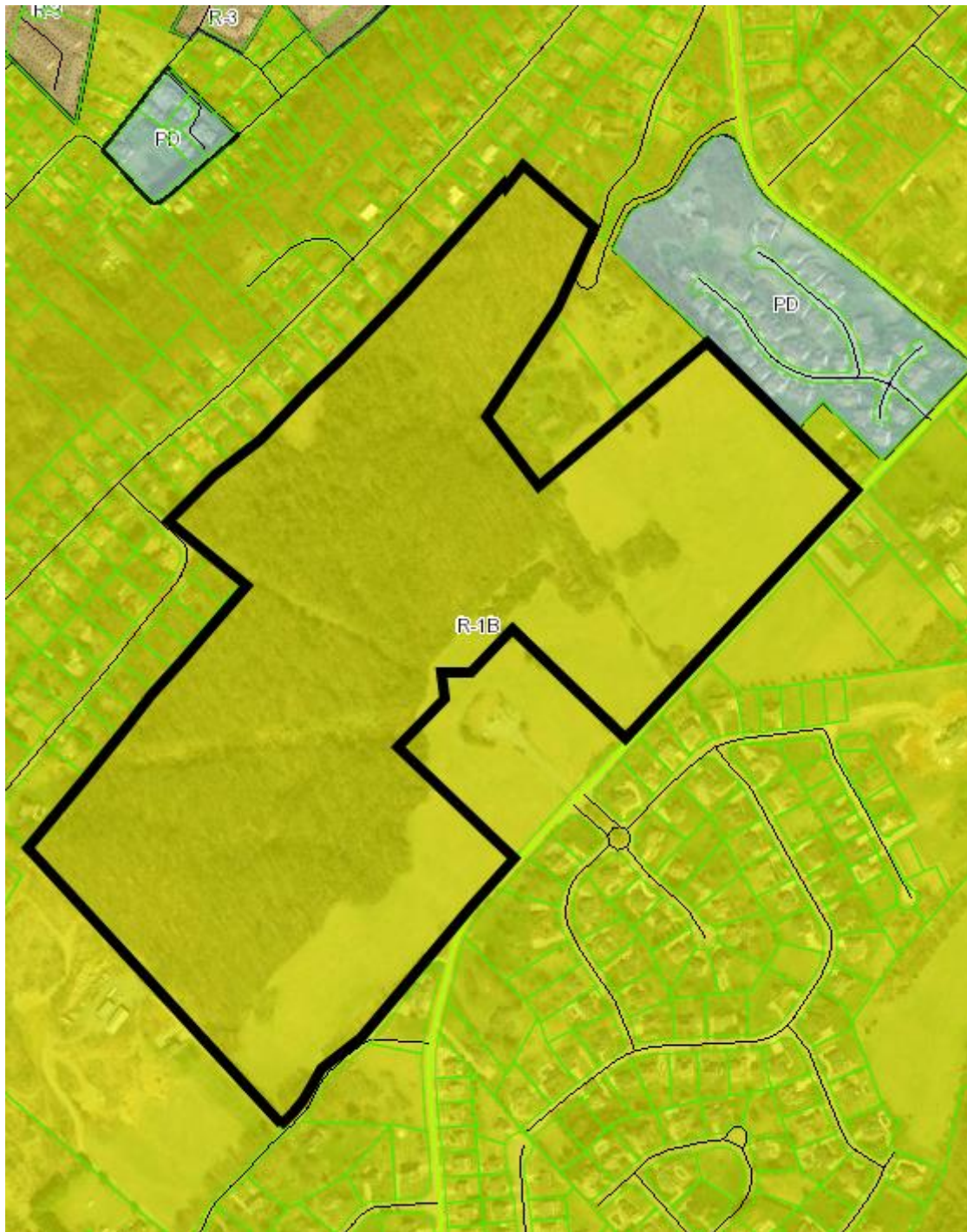
**APPLICANT:** Daniel Stacy

#### **INTENT**

The applicant is requesting to amend the 2030 Future Land Use Plan at the site of the proposed development located along Cooks Valley Road. The current land use plan designation for this property is Single Family Residential and the applicant is seeking a change the middle portion of the development site to Multifamily Residential. The property is in the process of being zoned PD (Planned Development District) from the current zone of R-1B.

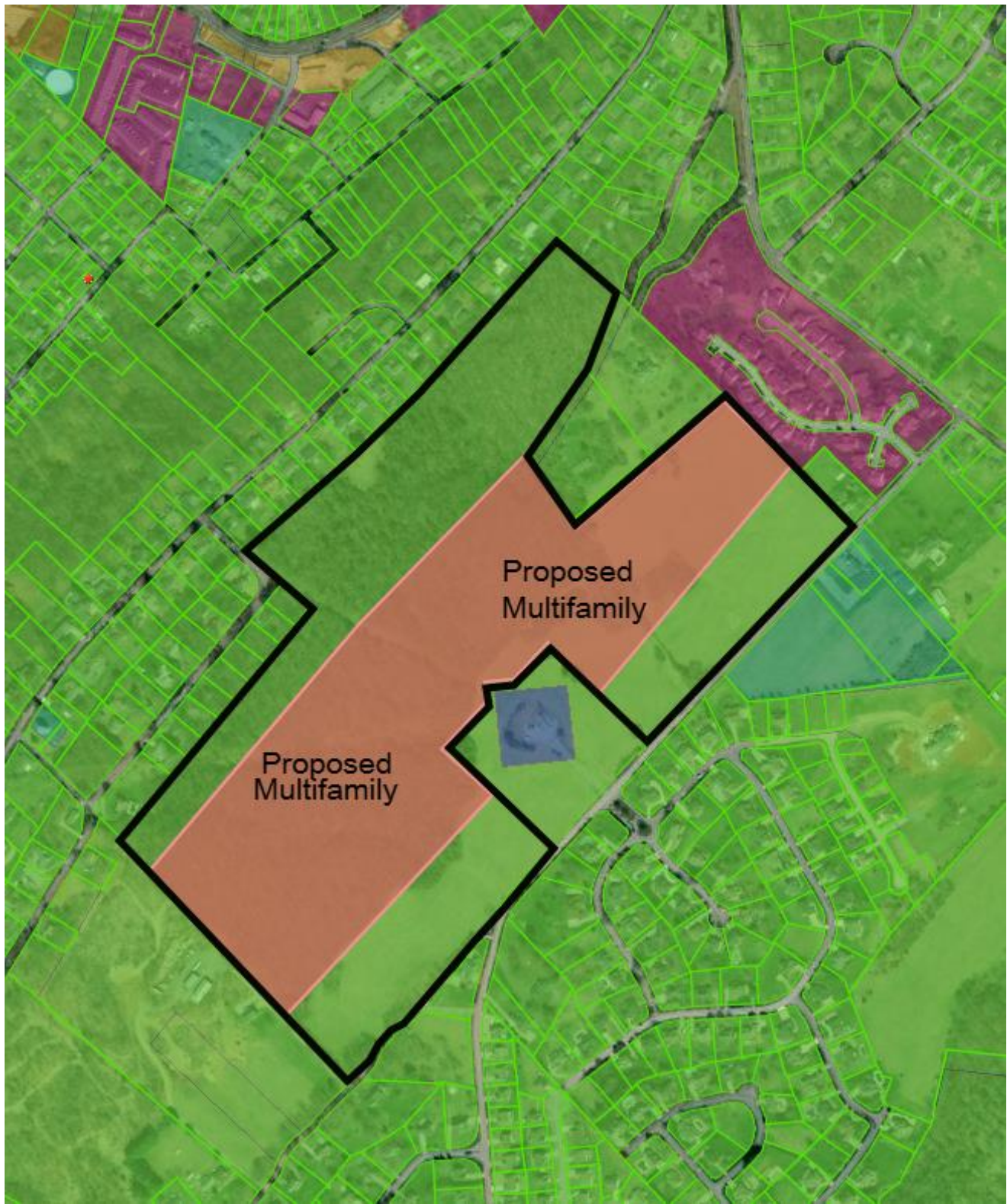
Uses in the PD, Planned Development District, are required to match the designation on the future land use plan. Staff feels that the multifamily proposal at this site is appropriate due to being internal to the development site.

**Zoning: R-1B to PD**





**2030 Future Land Use Plan (With Proposed Multifamily Area Shown)**





## Submitted Concept Plan for Future Land Use



## STAFF ANALYSIS

Staff supports the change from single family to multifamily residential for the middle area of the development site as shown on the maps above. It is of extreme importance to achieve harmony between existing residential uses and proposed developments. This proposal will maintain single family development only along Cooks Valley Road, Lakota Place, and behind the homes along Skyland Drive. The middle portion of this site will be dedicated to multifamily land use and abut a portion of the Cooks Point development, which contains approximately 12 duplexes.

## CONCLUSION

Staff recommends changing the requested part of the Cooks Valley Road development area from single family to multifamily as shown in the graphics contained in this report.