

# AKE CITY GROWTH MANAGEMENT

## STAFF ANALYSIS REPORT

Project Information	
Project Name and Case No.	Heritage Oaks Apartments Comp Plan Amendment CPA 24-02 and Rezoning Z 24-03
Applicant	Lance Jones as agent
Owner	Daniel Crapps
Requested Action	Comp Plan Amendment and Rezoning petition for parcel 02463-147. Proposed FLU change from Residential Medium to Residential High. Proposed zoning change from Residential Multi-Family 1 to Residential Multi-Family 2.
Hearing Date	08-13-2024
Staff Analysis/Determination	Sufficient for Review
Prepared By	Robert Angelo

Subject Property Information	
Size	+/- 1.63 Acres
Location	Hall of Fame Dr.
Parcel Number	02463-147
Future Land Use	Residential Medium
Proposed Future Land Use	Residential High
Current Zoning District	Residential Multi-Family 1
Proposed Zoning	Residential Multi-Family 2
Flood Zone-BFE	Flood Zone X Base Flood Elevation-N/A

Land Use Table				
Direction	Future Land Use	Zoning	Existing Use	Comments
N	Residential High	RMF-2	Vacant	
E	Commercial	CG	Vacant	
S	Commercial	CG		
W	Residential Medium	RMF-1	Residential	

Map of Location



Picture of Location



### Summary of Request

Applicant has petitioned for a comp plan amendment and rezoning for the above parcel. The property currently is within the Residential Multi-Family 1 zoning district and is contiguous to a Residential Multi-Family 2 zoning district.