

REZONING CHECKLIST

Case No. 2025-DEV-010
Date Filed: July 16, 2025
Date Advertised: July 30, 2025
Date Notices Sent: July 30, 2025
Public Hearing Date: August 20, 2025

APPLICANT: SMH Consultants/Circle H

LOCATION OF PROPERTY: 00000 Pebble Beach

PRESENT ZONING: PUD **REQUESTED ZONING:** R-2

PRESENT USE OF PROPERTY: None

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	R-4
South	Residential	R-2
East	Residential	R-2
West	Agriculture	R-2

CHARACTER OF THE NEIGHBORHOOD: Single Family Residential

NEAREST EQUIVALENT ZONING:

LOCATION: Adjacent

CURRENT USE: Vacant

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts? No
2. Are there substantial reasons why the property cannot be used in accord with existing zoning? No If yes, explain: _____
3. Are there adequate sites for the proposed use in areas already properly zoned? No If yes, where? _____

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? Yes
2. Consistent with Future Land Use Map? Yes
3. Are Public Facilities adequate? No

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: Pebble Beach Drive & Oakmont Drive

2. Classification of Street(s):

Arterial _____ Collector X Local X

3. Right of Way Width: 60', 50' & 60'

4. Will turning movements caused by the proposed use create an undue traffic hazard? No

5. Comments on Traffic: None

SHOULD PLATTING OR REPLATTING BE REQUIRED TO PROVIDE FOR:

1. Appropriately Sized Lots? Yes

2. Properly Sized Street Right of Way? Yes

3. Drainage Easements? Yes

4. Utility Easements:

Electricity? Yes

Gas? Yes

Sewers? Yes

Water? Yes

5. Additional Comments: None

UNIQUE CHARACTERISTICS OF PROPERTY IN QUESTION: None

ADDITIONAL COMMENTS: None

PLANNED UNIT DEVELOPMENT

1. In what respects the Plan is or is not in general conformity with the provisions of the Comprehensive Plan of the City. _____
2. In what respects the Plan is or is not consistent with the Statement of Objectives for Planned Unit Development. _____
3. The nature and extent of the common open space in the Planned Unit Development, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy or inadequacy of the amount and function of the common open space in terms of the densities and dwelling types proposed in the Plan. _____
4. Whether the Plan does or does not make adequate provisions for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment. _____
5. Whether the Plan will or will not have a substantially adverse effect on adjacent property and the development or conservation of the neighborhood area. _____
6. In what respects the Plan is or is not in conformance with the development standards and criteria of this Article. _____
7. In what respects the Plan is or is not in compliance with the requirements for application for tentative approval of the Planned Unit Development. _____
8. The sufficiency of the terms and conditions proposed to protect the interest of the public and the residents of the Planned Unit Development in the case of a Plan which proposes development over a period of years. _____