



## MEMORANDUM TO THE BOARD OF COMMISSIONERS

**FROM:** Clint Mack

**DATE:** 3/3/2025

**SUBJECT:** Planning Report and Staff Analysis of proposed conditional rezoning of 250 E. Hemp Street (00008769, 99000409/ 3.96 acres) to R-8 CZ.

**PRESENTER:** Clint Mack

### **REQUEST:**

To conditionally rezone the subject property from I-Industrial to Residential-8 CZ to facilitate a 47-unit market priced townhouse development IAW the Town of Robbins Unified Development Ordinance and any conditions agreed upon by board of commissioners and the applicant.

### **BACKGROUND:**

The parcel was the site of a Primary School until its sale. After multiple transactions over the years, it settles with the current owners and was negotiated as an ordinance cleanup site until completion in 2021. Since 2021, the parcel has remained dormant other than a Phase 1 engineering report completed.

### **PLANNING CONSIDERATIONS:**

-Given the proximity of neighboring residences, I do **NOT** consider the parcel's current zoning classification harmonious or conducive to any future light or heavy industrial activities.

-The Robbins Future Land Use Map prescribed for the area to be developed into general commercial or town residential development.

-As stated in the Robbins Master Plan:

#### *Principle 3- Safe and Affordable Housing*

- 1. Enhance stock of housing through creation and preservation*
- 2. Reduce the costs of development through land purchases*
- 3. Ease regulatory barriers where possible*
- 4. Ensure fair share of housing production is affordable to lower income families*
- 5. Balance affordable housing development with competing public interests including environmental and public safety*

*Principle 6-Walkability and Community Amenities: This project supports the Robbins goal of "a 5-minute walk" to any park, civil, of business space.*

-Adequate town sewer and water are readily accessible. (see attachment)

-No floodplain or watershed considerations.

**IMPLEMENTATION PLAN:**

The applicant will work closely with the Town Manager and County Planners to produce a *final construction plan* that will include the agreed conditions of the BOC and applicant.

**FINANCIAL IMPACT STATEMENT:**

-No direct financial impact to current FY budget.

-Given the current tax value of the parcel, it generates an annual property tax revenue of \$661.08 to the Town. Under the proposed development at the planned price point by the developer, the townhomes and land will generate a projected \$11,280,000 of *real property* value to the town's overall tax assessment, resulting in an annual property tax revenue of over \$77,000.

**RECOMMENDATION SUMMARY:**

Recommend **APPROVE** the conditional rezoning from I to R-8 CZ and continue to assist the applicant in the land/housing development planning process until project completion.

**SUPPORTING ATTACHMENTS:**

-Future Land Use Map

-Utilities diagram