



| APPLICATION NO. | PLANNING COMMISSION DATE | TOWN COUNCIL DATE |
|-----------------|--------------------------|-------------------|
| PC 12142023 | December 14, 2023 | N/A |

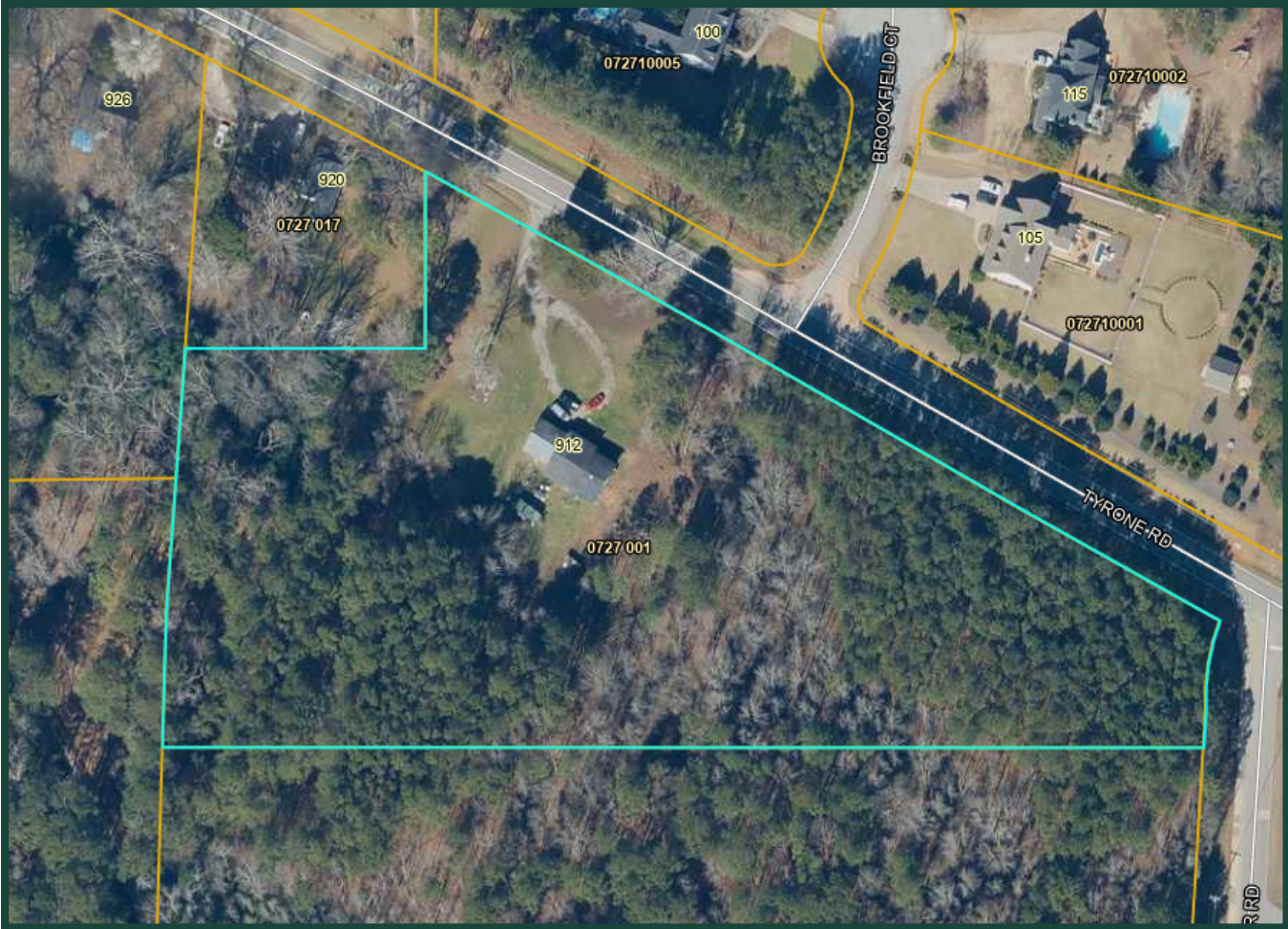
| ADDRESS | OWNER | PARCEL NO. | EX. ZONING | PROPOSED ZONING | FUTURE LAND USE | SURROUNDING ZONING | SITE IMPROVEMENTS | ACREAGE |
|-----------------|---------------|------------|------------|-----------------|--------------------|---|---------------------------|----------|
| 912 Tyrone Road | Michael Swift | 0727 001 | R-12 | N/A | Estate Residential | North: R-18 & R-12 South: AR East: R-12 & AR West: R-12 & AR | Existing 1,600 s.f. house | 4.43 ac. |

SUMMARY & HISTORY

The applicant, Michael Swift has submitted an application for a revised plat for 912 Tyrone Road. The stated intent for this plat application is to subdivide the property into four (4) separate tracts for the construction of homes consistent with the surrounding area and the estate residential land use classification.

Mr. Swift recently rezoned this property from AR - R-12 with zoning maps not yet being updated publicly. All TRC members have performed their review with minor comments.

Staff recommends approval of the plat application with the condition that any remaining TRC comments be resolved.



COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is consistent with the Town’s comprehensive plan and future development map. The Future Land Use designation for this property is **Estate Residential** which promotes low-density residential development consistent with a more rural environment. Residential areas should be well connected with pedestrian and Multi-Use connections.

ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

This petition is consistent with the Town’s zoning ordinance. The minimum lot areas proposed match the development standards for R-12 residential zoning. Minor comments to reflect front setback changes and the inclusion of on-site stormwater infrastructure has been requested by staff. Staff will work with the owner, and E-911 services to establish addresses for the new lots.