



PLANNING DATE 08/10/2023
COUNCIL DATE N/A

# P&Z STAFF REPORT

**PREPARED BY:**  
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ptrocquet@tyrone.org | (770) 881-8322

DOCKET/APPLICATION #	APPLICANT	ADDRESS/PARCEL #
PC 08102023	Brent Holdings, Richard Ferry	0727062, 0738035, 0738037, 0738038 0738146, 0727083, 0727073, 0727041

## SUMMARY & HISTORY

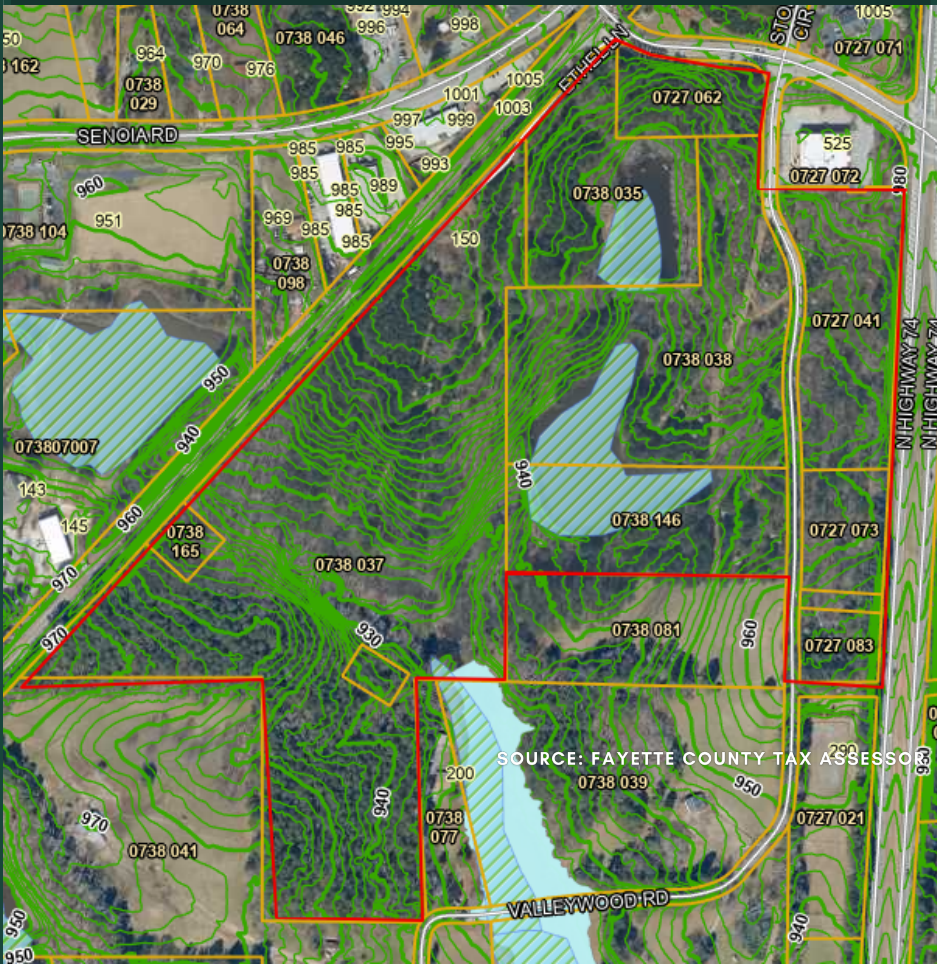
Applicant Richard Ferry has submitted an application to replat the subject parcels on behalf of owner, 74 South, LLC.

This re-plat has been initiated for the purposes of consolidating the parcels into a single tract, Parcel A, west of Valleywood Road and into a single tract, Parcel B, on the east side of Valleywood Road. A remaining tract, Parcel C is proposed to exist as-is. Since these properties have various zoning classifications between them, staff is recommending this be approved as a preliminary plat conditioned upon the properties assuming a shared zoning classification for 'Parcel A'. Since the 'Parcel B' properties currently share a zoning classification, they can be consolidated as proposed.

It is the applicant's stated intent to eventually seek TCMU zoning which requires a contiguous single-zoned parcel in order for a complete application due to the need for a conceptual development plan and plat associated with district requirements.

## STAFF DETERMINATION

Staff determines that the plat proposal for Parcel A should be approved only with a condition that the properties be re-zoned to a shared zoning classification within 180 days of this meeting and upon final TRC comments being resolved. Parcel B and C are recommended for approval conditioned upon final TRC comments being resolved.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING	PROPERTY ACREAGE
<u>0727062</u> : C-1; <u>0738035</u> : O-I; <u>0738037</u> : DR <u>0738038</u> : O-I; <u>0738146</u> : O-I; <u>0727083</u> : C-1 <u>0727073</u> : C-1; <u>0727041</u> : C-1	Vacant	<b>North:</b> C-1 <b>South:</b> AR & R-18 <b>East:</b> OS, C-1, TCMU <b>West:</b> C-1 & SR-74	Parcel A - 51.299 Acres Parcel B - 5.38 Acres Parcel C - 0.777

## COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition is consistent with the Town's Comprehensive Plan and Future Development strategy. This property falls within the Commercial Corridor Character area and In-Town Residential Character Area which encourages high architectural and landscaping standards. Commercial areas should be screened from the right-of-way and pedestrian connectivity should be accommodated throughout the site and in accord with path plans. This property lies within the SR-74 Quality Growth Overlay district which requires higher architectural and landscaping provisions for any portion of the site fronting or visible from SR-74.

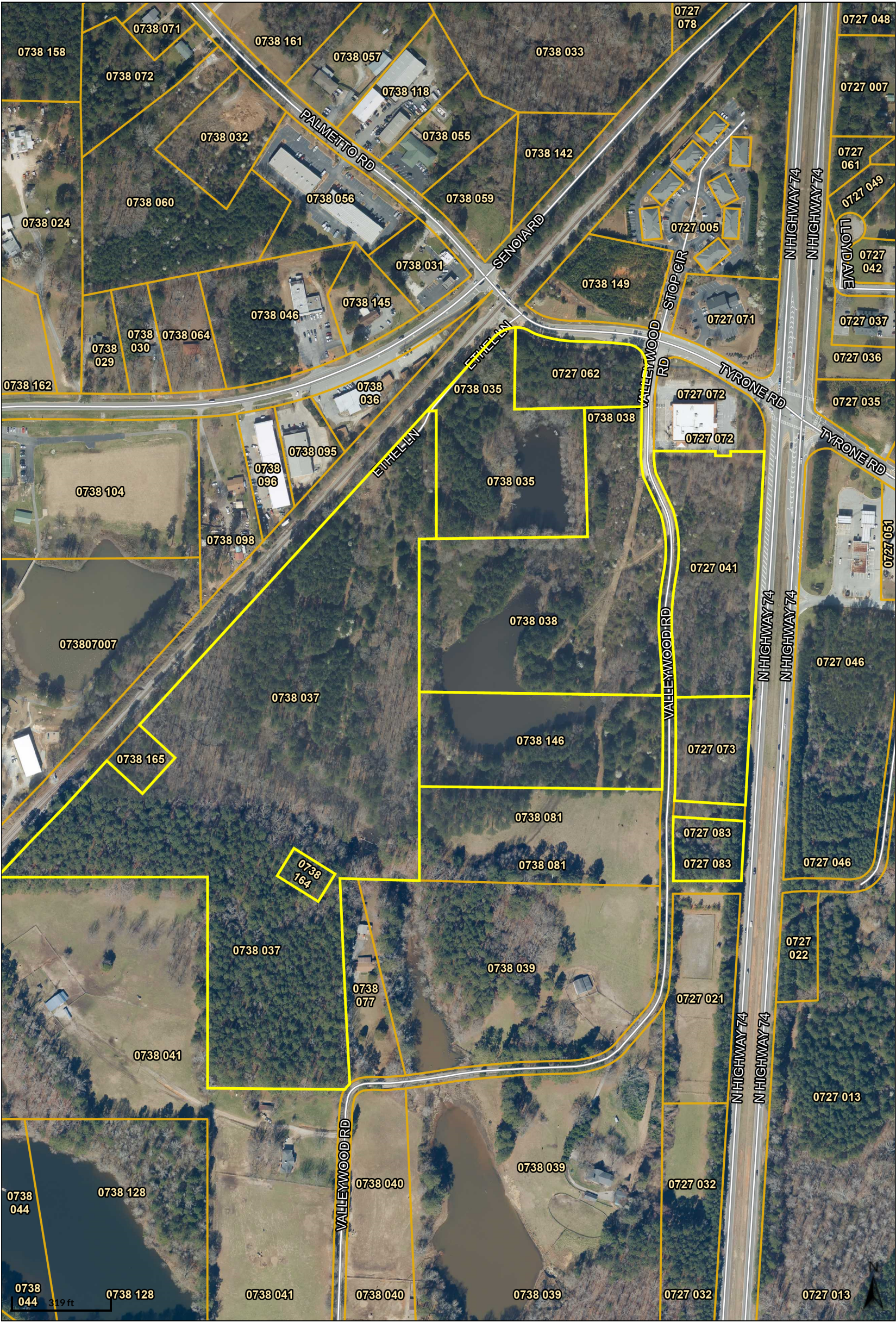
## ZONING ORDINANCE COMPATABILITY & IMPACT ASSESSMENT

In order for this petition to be fully compatible with the Town's zoning ordinance, all of the land should match in zoning classification. The applicant has submitted a petition that could be consistent with O-I or C-1 development regulations if all properties were matched in zoning. It is for this reason, that staff recommends the preliminary plat to be accepted conditioned upon the owner seeking rezoning for each of the properties to a common zoning classification within 180 days of this planning commission meeting. Upon rezoning, this plat could move towards finalization and recording.

The properties constituting parcel B meet the standards of the zoning ordinance and Parcel C is proposed to remain unchanged from current conditions.



Valleywood Road Properties



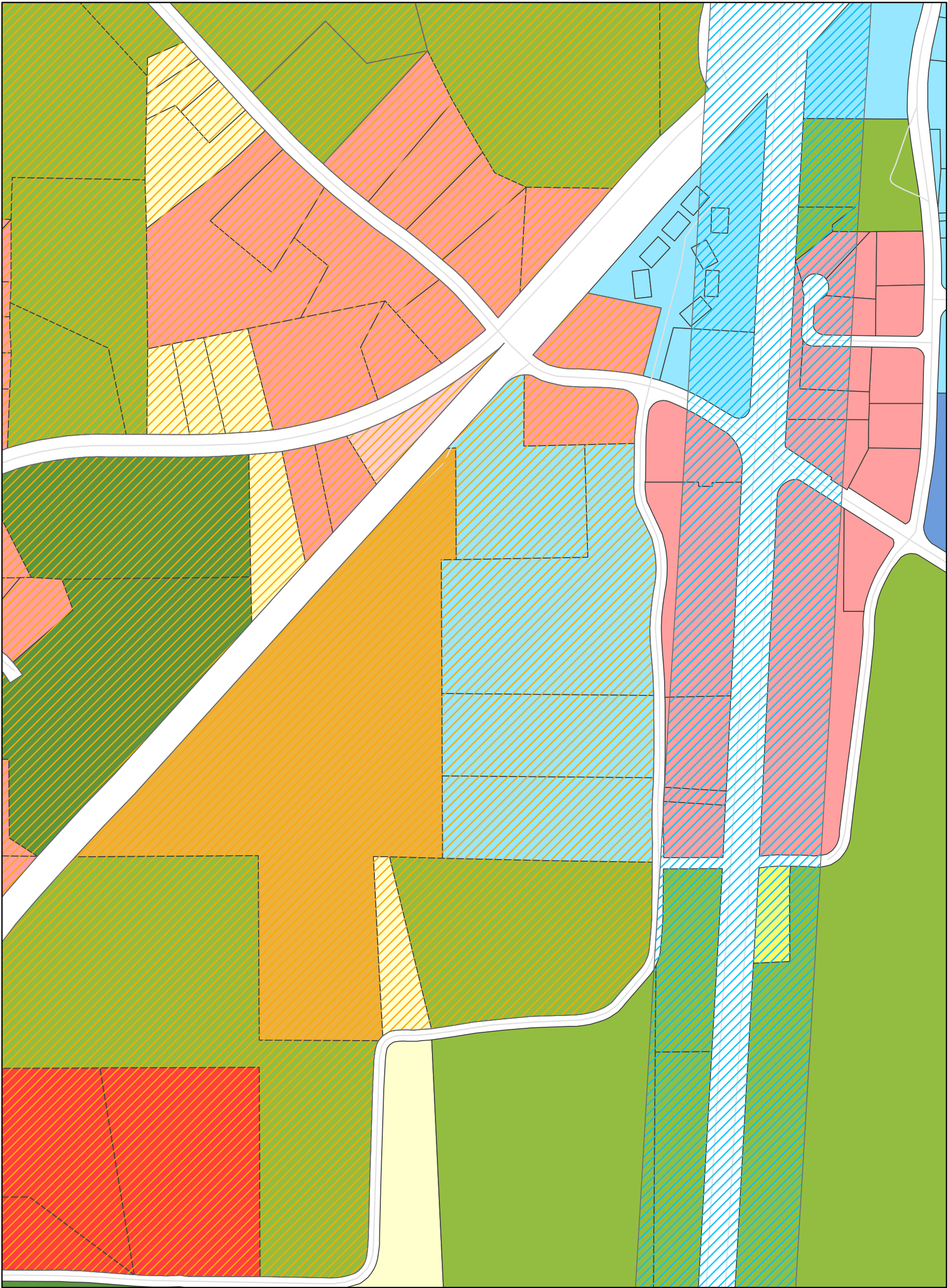
Overview

Legend

Parcels

Roads

# Town of Tyrone Zoning Map



8/5/2023

- |   |  |
|---|--|
|  Tyrone Online Zoning Map_WFL1 - Highway 74 Overlay District  |  DR   |
|  Tyrone Online Zoning Map_WFL1 - Town Center Overlay District |  O-S  |
|  Tyrone Online Zoning Map_WFL1 - Roads                        |  TCMU |
| Tyrone Online Zoning Map_WFL1 - Zoning Districts  |  |
|  A-R  |  C-2  |
|  R-18   |  O-I  |
|  R-12   |  E-I  |

