



Rosser Residential  
Rezoning  
Project No. P24-151

Planning and Zoning Board Meeting  
Sofia Trail, Planner I  
January 7, 2025

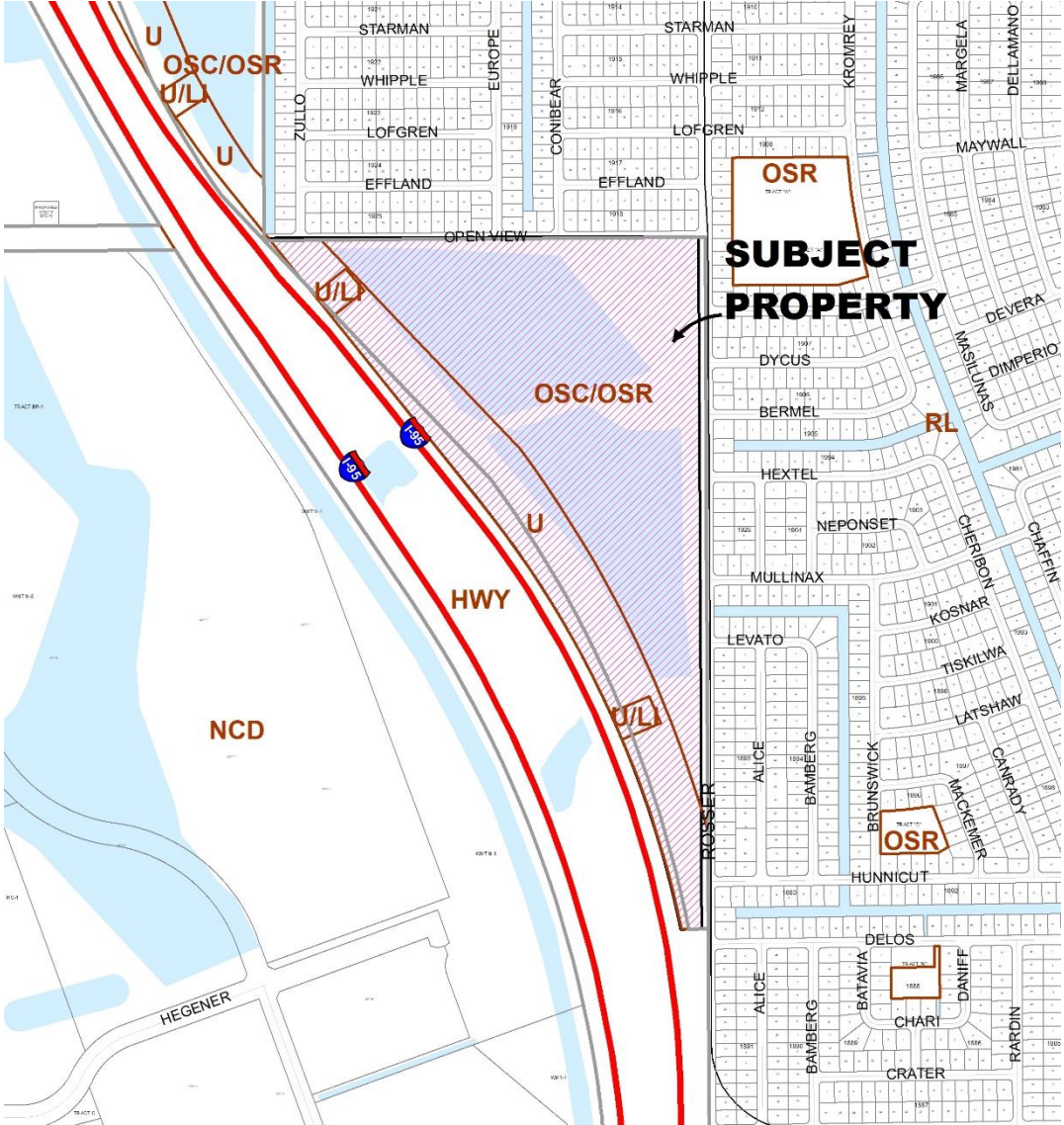
# Request Summary

<b>Applicant's Request:</b>	<p>An application to rezone 17.24 acres of the overall subject property from the General Use (GU) Zoning District to the Single-Family Residential (RS-2) Zoning District.</p> <p>This rezoning is concurrent with (P24-150), an application for a future land use designation change from Open Space Conservation (OSC), Open Space Recreation (OSR), and Utility (U) to Low Density Residential (RL).</p>
<b>Applicant:</b>	Brad Currie, Engineering Design & Construction
<b>Property Owner:</b>	Rosser Lakes, LLC
<b>Location:</b>	SW Rosser Boulevard East of Interstate-95 and south of SW Open View Drive



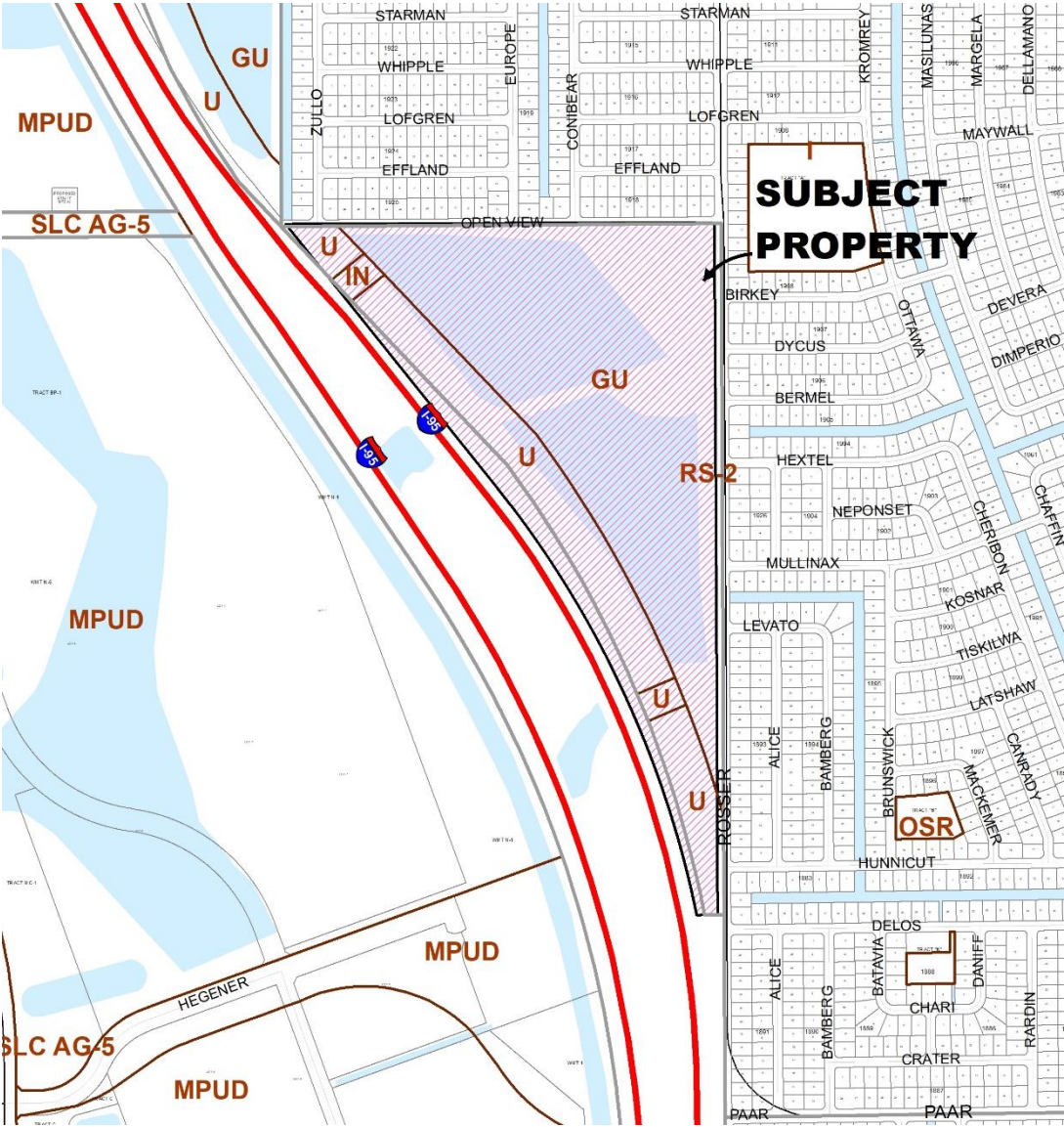
# Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Single-Family Residences	RL	RS-2
South	I-95 Right-of Way	N/A	N/A
East	Single-Family Residences	RL	RS-2
West	Lake – Reclaimed Mining Site	U/LI	U



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# Justification

- The proposed rezoning is consistent with Policy 1.1.4.13 of the Future Land Use Element of the Comprehensive Plan which establishes the compatible future land use and zoning categories.
- The Single-Family Residential (RS-2) Zoning District is listed as a compatible zoning district under the Low Density Residential (RL) future land use classification.

POLICY 1.1.4.13 FUTURE LAND USE ELEMENT	
<u>FUTURE LAND USE CLASSIFICATION</u>	<u>COMPATIBLE ZONING DISTRICT</u>
Low Density Residential (RL)	General Use (GU), Estate Residential (RE), <b>Single-Family Residential (RS-1) through Multi-Family Residential (RM-5), RMH</b>

# Staff Recommendation

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan.

## Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council