

FACT SHEET FOR ISSUE #64 REZONING THAT IS ON THE BALLOT

Purpose

The Planning Commission recommended approval on 5/10/21 and Council approved ordinance 2021-17 on 6/3/21 for the following rezoning request for 28083 Detroit Road:

- Rezone three parcels (212-19-005, 012 & 054) from R-1F-80, one family residential to R-MF-40, multi-family residential.
- The properties will be assembled to create a new 8.53 acre parcel for a proposed townhome development.
 - Based on the size of the property, the maximum number of townhomes possible is 53.
 - The applicant included a conceptual plan (below) to indicate the feasibility for 49 townhome units.
- In addition to the proposed townhome development, the rezoned property could be used instead for any of the main and conditional uses in the RMF-40 district, such as for 37 duplex homes, 24 cluster homes, or a public or quasi-public nonprofit recreational or community center.
- If the property is not rezoned, the current R-1F-80, one family residential, zoning supports a single family subdivision for up to 18 homes.



