

FACT SHEET FOR ISSUE #89 REZONING THAT IS ON THE BALLOT

Purpose

The Planning Commission recommended approval on 3/7/22 and Council approved Ordinance No. 2022-5 on 4/7/22 for the following rezoning request:

- Rezone two parcels – 28189 Detroit Road (1.67 acres) and 28239 Detroit Rd (1.33 acres) from R-1F-80, one family residential to R-MF-40, multi-family residential.
- The properties may be assembled to create a new 3-acre parcel for residential development. The maximum potential number of units, based on the size of the property is:
 - 8 cluster homes
 - 13 duplex homes
 - 18 townhomes
- A conceptual plan was not provided for any of the aforementioned developments.
- In addition, the rezoned property could be used instead for any of the main and conditional uses in the R-MF-40 district, such as for 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 permits a residential subdivision for up to 6 homes.
- This property is bordered on the east by an 8.53 acre parcel under different ownership that was rezoned R-MF-40 in 2021. This property could support a maximum of 18 single family homes, 24 cluster homes, 37 duplex homes, or 53 townhomes.

