

November 6, 2024

AMENDED STAFF RECOMMENDATIONS as listed on pages 14 and 15 of original staff report:

Staff is amending the recommendations for these petitions to facilitate a cohesive annexation and zone adoption hearing at Council. Staff is recommending continuance of all three conditional zone recommendation petitions for two months so the Petitioner can work with Staff and the Tech Review committee to formulate a plan and layout that will be feasible and acceptable. Staff also highly encourages the Petitioner to meet with neighborhood groups outside of a public hearing to allow them to interact and voice their concerns and have input for the petitioner's consideration.

REZ24-01 RL District and REZ24-03 Park District and PUD24-03 Planned Unit Development and VA24-01 Annexation

Staff Recommendation: Continue REZ24-01 RL District and REZ24-03 Park District and PUD24-03 Planned Unit Development to the January 14, 2025, meeting of the Plan Commission.

If the petitioner chooses to move forward at the November 12 Plan Commission meeting, the individual recommendations have been correctly state the Plan Commission recommendations to Council.

REZ24-01 RL District

Staff Recommendation: Withdrawal of the Modification Request for the Reduction in side yard setbacks within the RL District under Petition REZ24-01 and refiling as a development standards variance at the BZA.

Staff Recommendation: Favorable recommendation to Council for the RL District Conditional Zoning upon annexation, based upon the findings in the staff report, and the following conditions.

1. The petitioner shall install a 10' wide asphalt pedestrian pathway within the right of way of Morristown Pike connecting to the Pennsy Trail at the north terminus in lieu of a sidewalk.
2. The petitioner shall work with staff to provide a buffer green space along Morristown Pike during platting.

REZ24-03 Park District

Staff Recommendation: Favorable recommendation to Council for the Park District conditional zoning upon annexation, assuming the property included in REZ24-02 can achieve 1/8 contiguity to current city boundaries.

PUD24-03 Planned Unit Development

Staff Recommendation: Unfavorable recommendation for the PUD District conditional zoning upon annexation.

VA24-01 Annexation

Staff Recommendation: Favorable annexation recommendation for the REZ24-01 RL District property, upon amendment of the annexation petition, and

Continuance of the annexation request of the PUD District and Park District properties until all zoning issues are resolved at the Plan Commission, and/or the Park District property achieves 1/8 contiguity with city boundaries.