



GERMANN 516 (AKA LDS CHURCH PROPERTY)

REZONE (CASE NO. P18-0133, ORDINANCE 680-18)

October 17, 2018

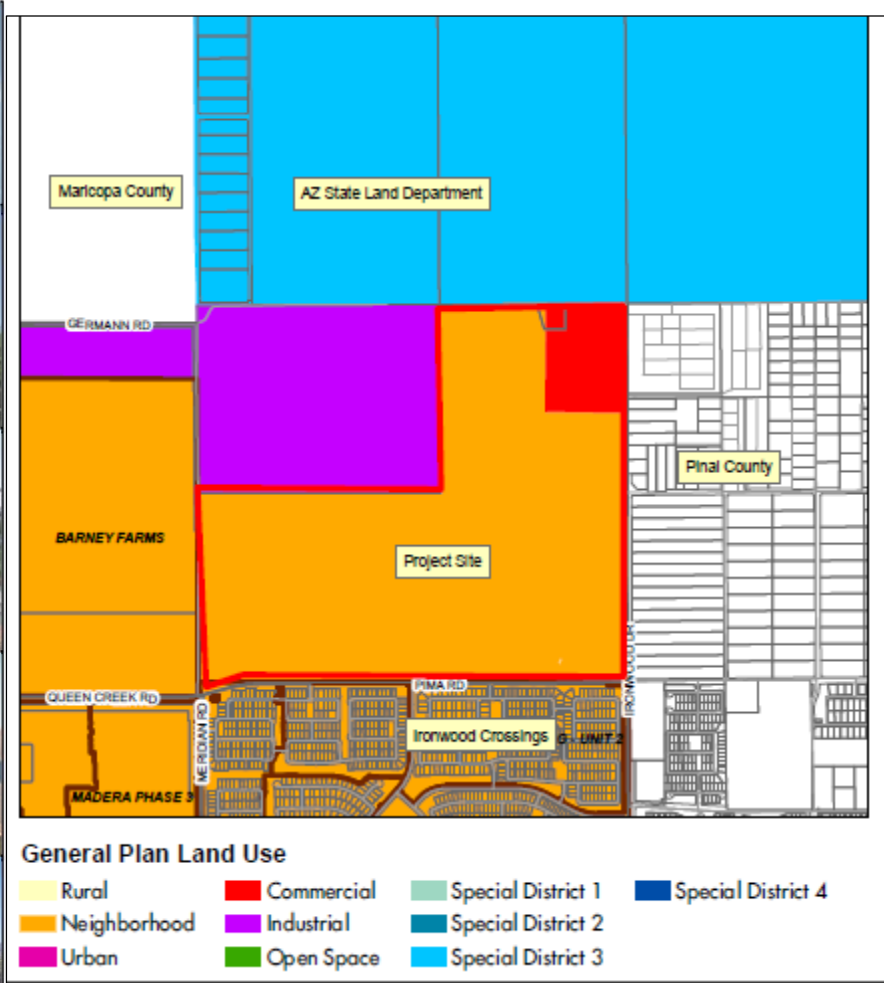
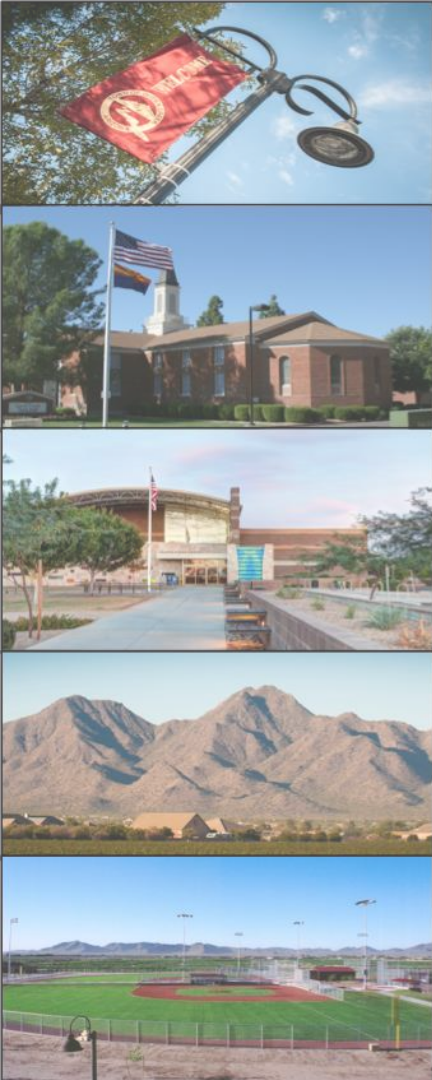
Town Council



AERIAL EXHIBIT

- 516 acre site





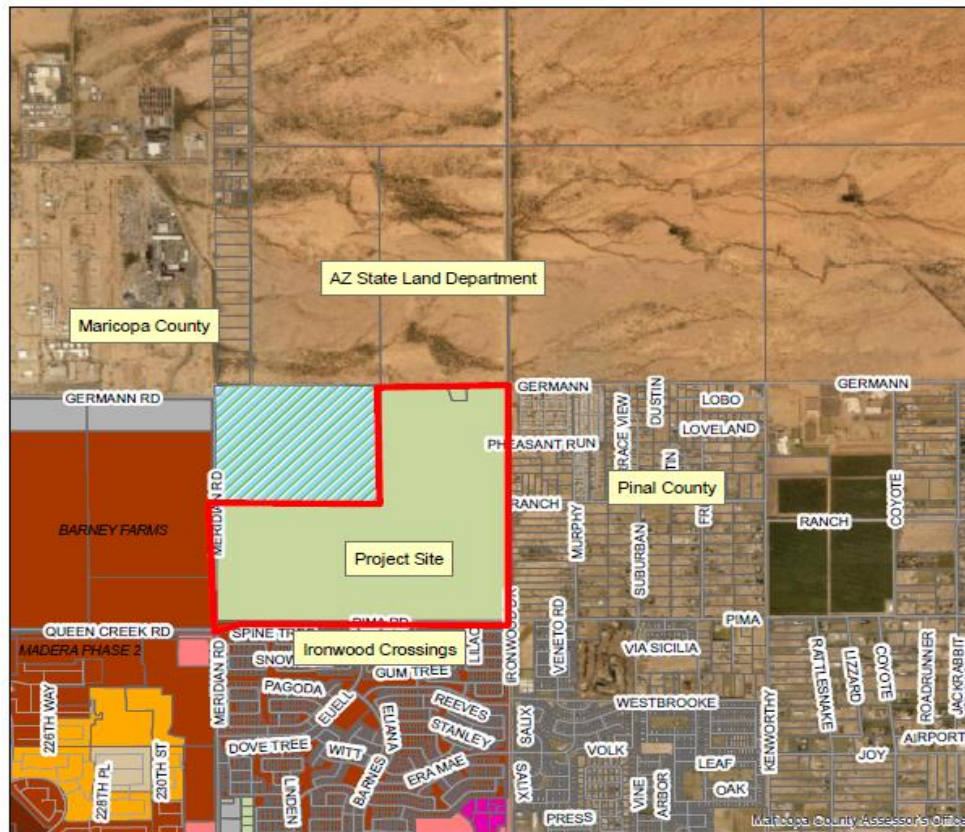
GENERAL PLAN EXHIBIT

- Neighborhood



ZONING EXHIBIT

- R1-54 (General Rural Development District)



Zoning Districts

C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment

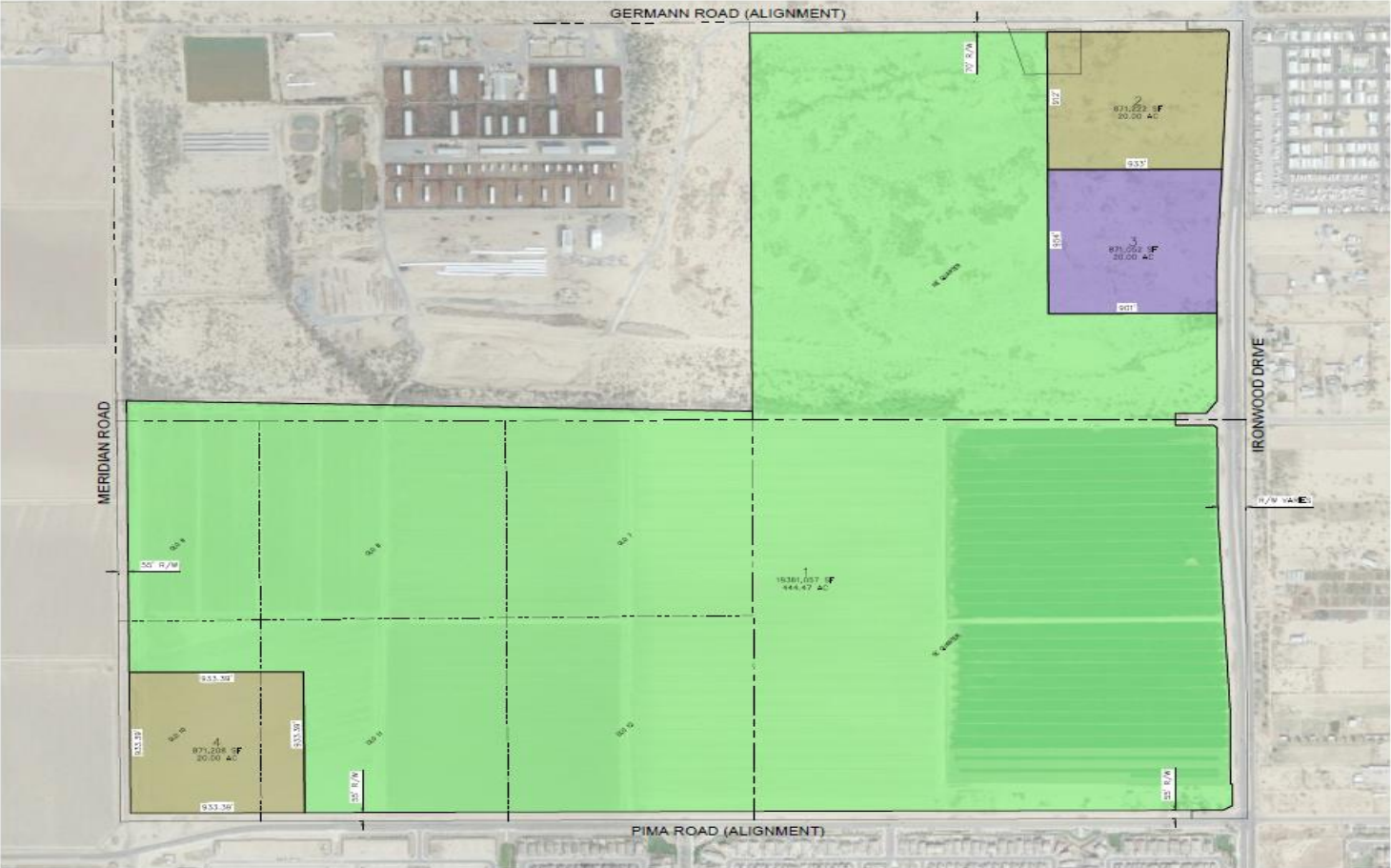





REZONE REQUESTS

- 456 acres – R1-54 (General Rural Development District) to R-5 (Urban Development District)
- 40 acres – R1-54 to C-2 (General Commercial)
- 20 acres – R1-54 to HDR (High Density Residential)



ZONING PROPOSAL



-  R1-5 - RESIDENTIAL
-  HDR - MULTI FAMILY
-  C-2 - COMMERCIAL



BACKGROUND INFORMATION

- Approximately 516 acres
- Part of the Ironwood Crossing Annexation
- Per the Pre-Annexation Development Agreement, the Town would initiate the rezoning process
- There is no specific development plan or known timing of development



NEIGHBORHOOD MEETING

- A neighborhood meeting was held on August 13th, 2018 with 7 attendees
- The following concerns were expressed at the meeting:
 - Future commercial development
 - Traffic
 - Timing of development
 - Water availability



PLANNING COMMISSION RECOMMENDATION

- The Planning Commission recommended approval on September 12th, 2018 with a 6-0 vote. Vice Chair Ehmke was absent.
- No neighboring residents in attendance





Questions?

Thank you.