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Staff Report to the Board of Trustees

11300 151st Street Zoning Map Amendment

Prepared: 01/13/2025

Project: 11300 151st Street Zoning Map Amendment

Petitioner: John Lorenz (Homeowner)

Project Representative: John Lorenz (Homeowner)

Location: 11300 151st Street

P.I.N.s: 27-07-401-014-0000

Parcel Size: 1.2 acres

Requested Actions: The petitioner seeks approval of a zoning map amendment to rezone their property from E-1 Estate Residential to R-3 Residential in accordance with the provisions set forth in the Land Development Code (LDC) §5-108. Please see attached Staff Report to the Plan Commission for full scope of the project.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 7 Commissioners, the project representative, and members of staff. No members of the public attended the meeting.

Staff relayed the property currently meets all the requirements of the R-3 Residential District and how the proposed zoning would eliminate the property's current variance for a reduced west side yard setback. Staff highlighted how the property is in close proximity to other R-3 Residential Developments and would promote consistency and a sense-of-place throughout the Orland Grove Planning District.

The homeowner spoke about the couple's aspirations to make the property their forever-home and seek to re-zone the property in preparation of building a small addition onto their home. The re-zoning would allow them 10 extra feet with their side setback.

The Plan Commission unanimously recommended approval of this case 7-0.

PLAN COMMISSION MOTION

Regarding Case Number 2024-0835, also known as 11300 151st Street Zoning Map Amendment, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.

BOARD OF TRUSTEES RECOMMENDED ACTION

The Plan Commission recommends the Board of Trustees **Approve** the zoning map amendment for 11300 151st Street from E-1 Estate Residential to R-3 Residential District.

BOARD OF TRUSTEES RECOMMENDED MOTION

Regarding Case Number 2024-0835, also known as 11300 151st Street Zoning Map Amendment, I move to approve the Plan Commission Recommended Action for this case.