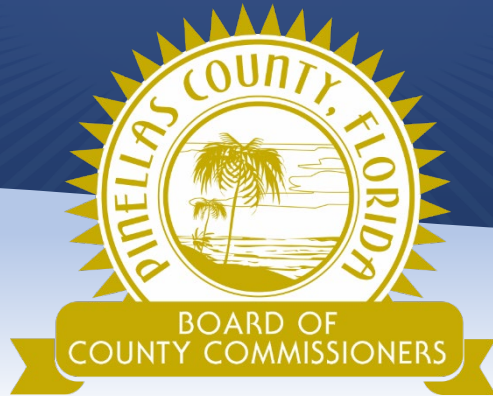


Jessica Alvarez

Case # ZON-23-08

November 14, 2023



Our Vision:
To Be the Standard for
Public Service in America.

Request



Subject Property: Approximately 1.88 acres located on the southeast corner of West Lake Road and Backus Road in Palm Harbor

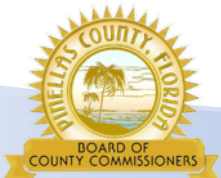
Future Land Use Map (no change): Residential Low and Preservation

Zoning Atlas Amendment

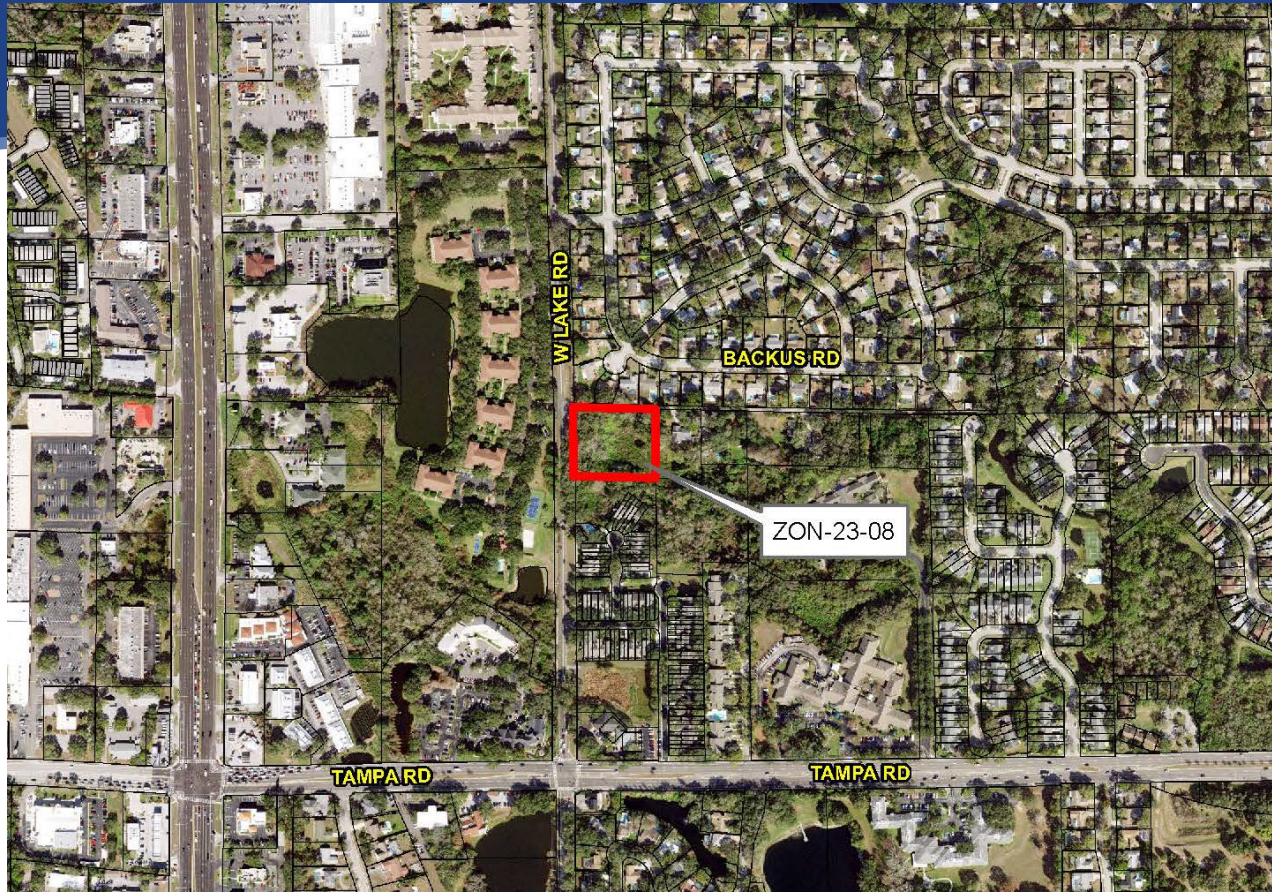
From RPD (Residential Planned Development) to R-2 (Single-Family Residential)

Existing Use: Vacant

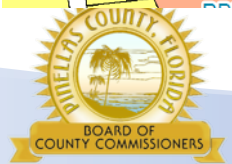
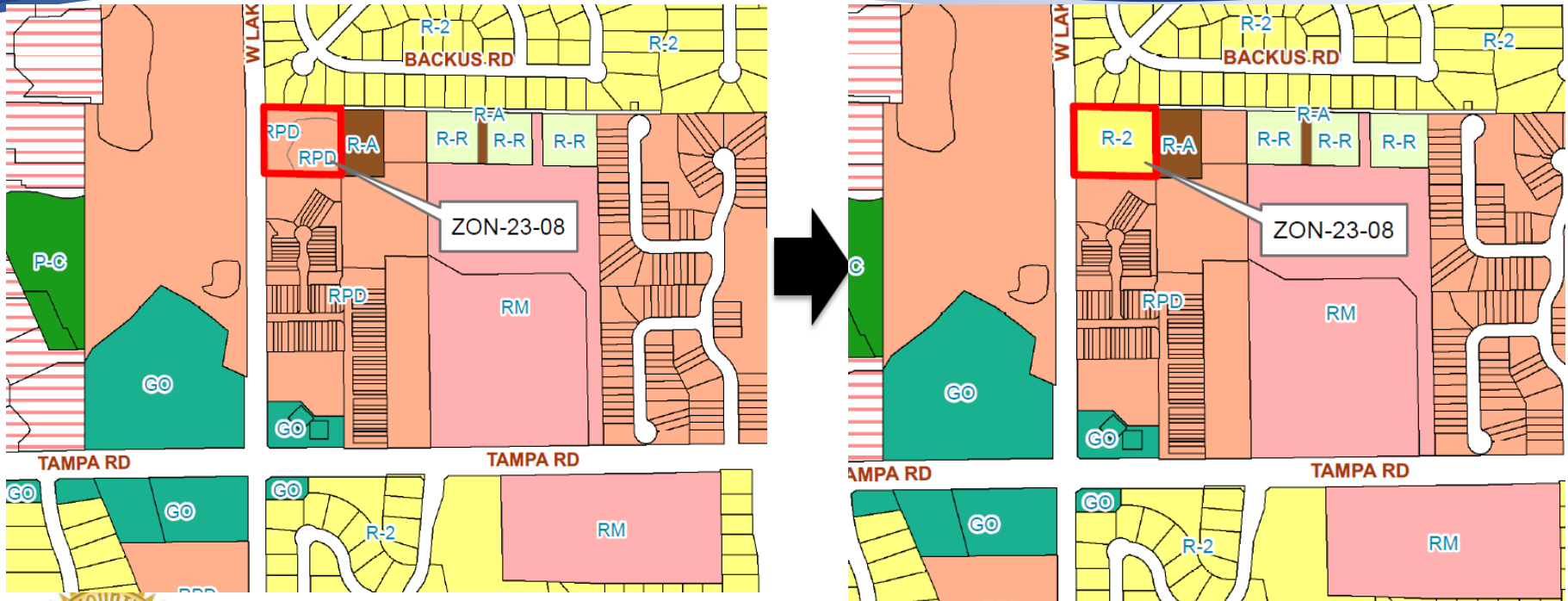
Proposed Use: Single-family home with a detached garage is proposed



Location



Zoning Atlas



Site Photos



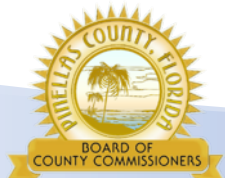
Looking east down Backus Road



Looking south down West Lake Road

Additional Information

- **The RPD zoning allows for wide variety lot sizes and housing types such as single-family detached/attached and multi-family.**
- **For any development of the site to occur a new Development Master Plan (DMP) that establishes the permitted uses and development parameters would be required.**
- **The proposed zoning amendment to R-2 (Single-Family Residential) is considered a down zone of the property and allows only single-family detached homes.**



Recommendation

- **The proposed Zoning Atlas amendment to R-2 is appropriate for the subject property because it will provide for a single-family detached home that is compatible at a density and scale with the surrounding development pattern in the area.**
- **Development Review Committee recommends Approval**
- **Local Planning Agency – recommended Approval (4-0 vote)**