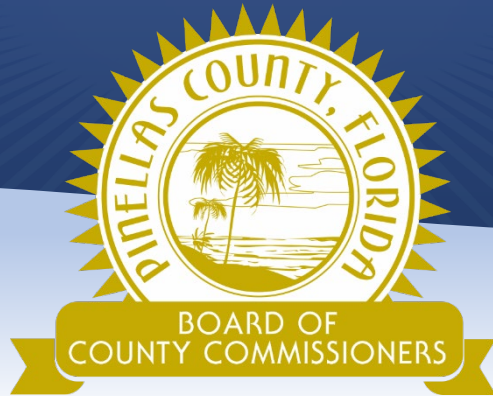


# Board of County Commissioners

Case #ZON-21-03

June 22, 2021



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

# Request

## Subject Property

**Approximately 2.11 acres on east side of Belcher Rd, approximately 400 feet north of Montclair Rd.**

## Future Land Use (no change)

**Residential/Office General (R/OG)**

## Zoning Atlas Amendment

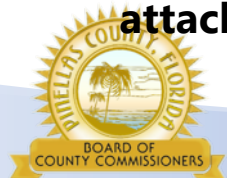
**From: GO (General Office)**

**To: R-5-CO (Urban Residential-Conditional Overlay)**

## Termination of a Development Agreement

**Existing Use: Sixteen vacant parcels**

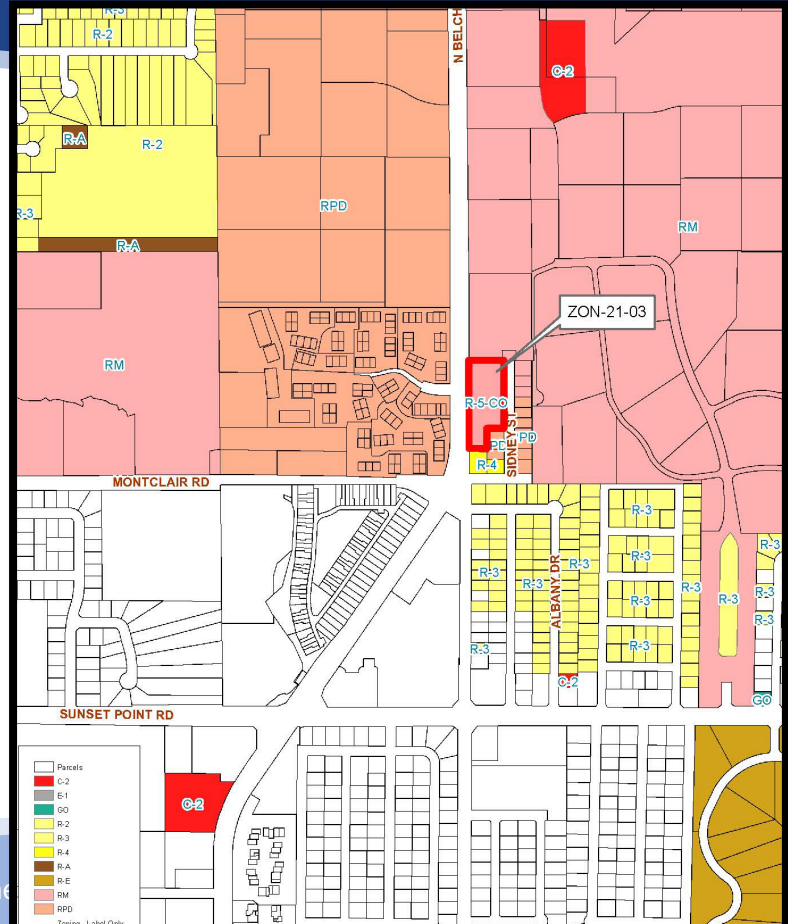
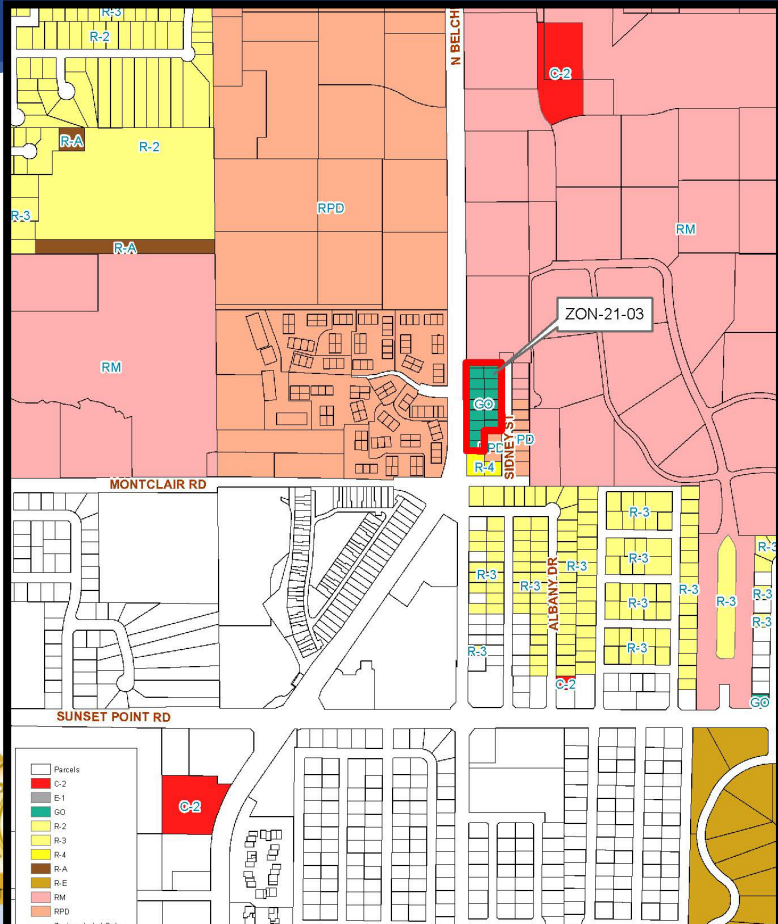
**Proposed Use: Conditional Overlay to limit the density/use to 10 single-family attached units.**



# Location



# Zoning Maps





# Site Photos





# Site Photos



**Looking at subject property  
from Sidney St.**

# Site Photos



**Looking north along Belcher Road**



**Looking south along Sidney Street**

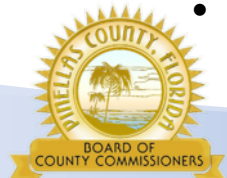
# Additional Information

## Conditional Overlay will limit density and use

- **10 single-family attached dwellings**
- **Less than 16 platted lots**
- **Without the CO, 32 residential units would be allowed**

## Termination of Development Agreement

- **The active Development Agreement restricts the property to be developed with certain office uses, mandates certain buffers, screening and other requirements aimed at minimizing the potential impacts on the neighboring residential area.**
- **Approved in 2005, reinstated in 2015, and renewed in 2020.**
- **Applicant wants to free the property from its obligations, which will provide flexibility for residential development options**





## Proposed Zoning Amendment & Development Agreement Termination

- **Surrounding area contains a broad mix of residential uses**
- **R-5 is compatible with the adjacent residential along Sidney St.**
- **Consistent with the Comprehensive Plan**
- **Proposed density is consistent with Scenic Noncommercial Corridor polices**

**Development Review Committee recommends Approval**

**Local Planning Agency – recommended Approval (7-0)**

