AN-231-13 Z-909-13 S-613-13

Location: 10730 Potomac Street

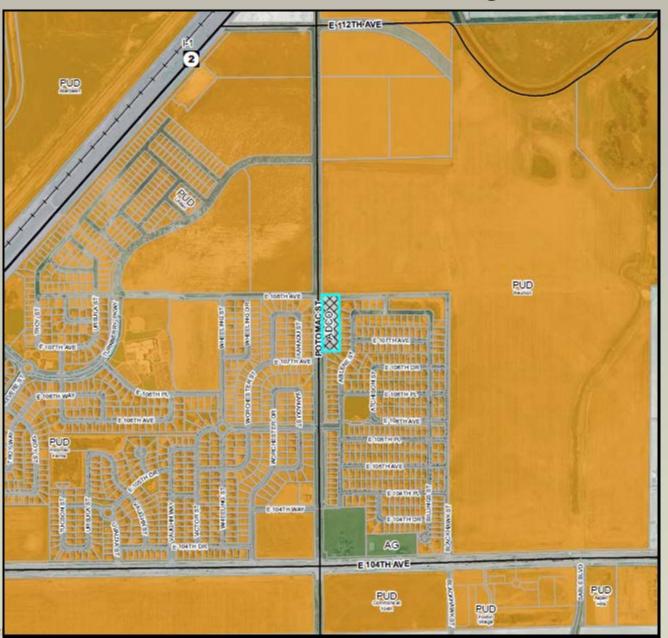
Applicant: Hitu Parmar

Property Owner: Gurinder Randev

Request: Annexation, Subdivision Annexation zoning of the subject property from ADCO to R-1 and AG



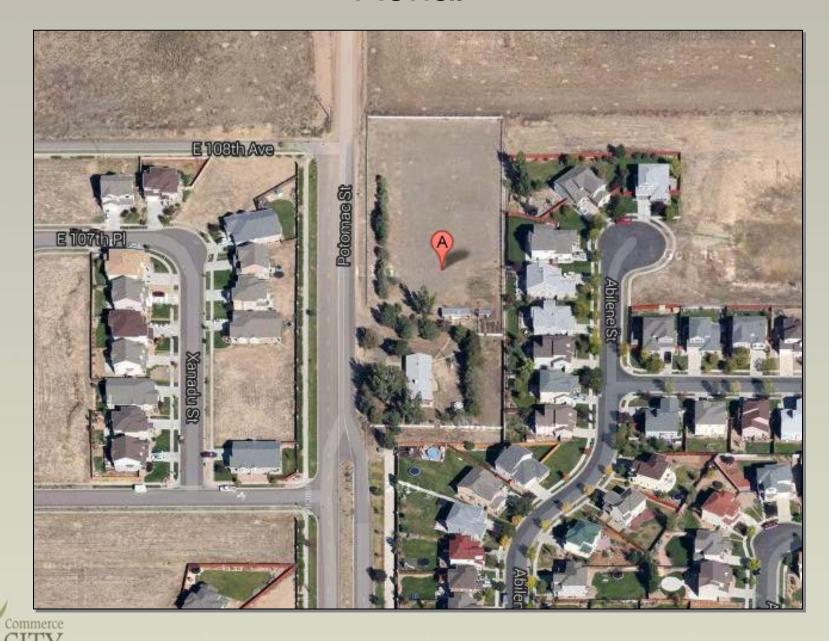
Site Surroundings



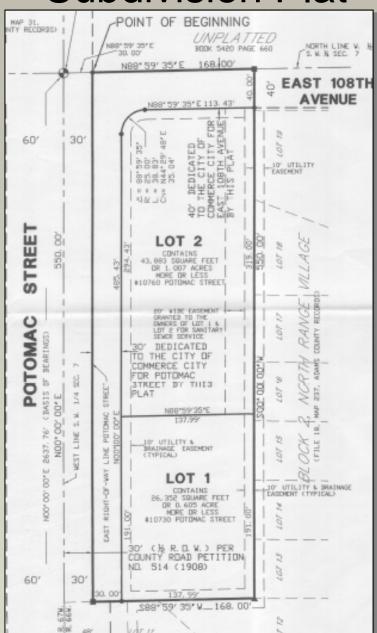
Zoning: ADCO

Comp Plan: Residential Medium

Aerial



Subdivision Plat





Annexation Criteria

- Compliance with state laws and the LDC.
- Best interest of the city would be served.
- Within the Municipal Service Area.
- Capable of being integrated into the city in compliance with applicable regulations.
- Adequate services and facilities.
- Configuration will not limit the city's ability to annex surrounding land.



Annexation Zoning Criteria

- Most comparable to the county zoning classification existing on the subject property.
- Most comparable to the present uses of the property.
- Most compatible with city's comprehensive plan designation of the property.



Recommendations

- Cases were reviewed against the criteria within the LDC.
- Annexation:
 - Staff recommends approval of the annexation request.
 - Annexation Agreement
- Zoning of newly annexed land:
 - The requested zoning districts align with the city's comprehensive plan (R-1) and the current designation within the county (AG)
- Subdivision:
 - The subdivision plat shall address staff comments
 - PIA

