

## **Memorandum**

**To:** Planning Commission Members  
**From:** The Development Department  
**CC:** Clerk of Council, City Departments  
**Date:** January 2, 2015  
**Re:** Staff Report for Helwagen Property – Method of Zoning Change (R-1 Zoning Upon Annexation)

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**Item #2 – Helwagen Property – Method of Zoning Change  
(Zoning Upon Annexation, R-1) (PID # 201411200068)**

**Application:** Method of Zoning Change  
**Location:** 000 Demorest Road  
**Applicant:** Thomas R. Clark  
**Current Zoning:** Suburban Residential – Jackson Township  
**Proposed Zoning:** R-1 (Upon Annexation)  
**Current Use:** Single-Family Residential  
**Proposed Use:** Single-Family Residential

**Relevant Code Section(s):**

- 1139.03 Method of Zoning Change; Reversion of Zoning Classification

**Project Summary:**

The applicant is proposing to rezone 5.9 acres west of Elm Street to R-1 upon its annexation to the city. The property is currently located in Jackson Township and is zoned Suburban Residential. The property to be rezoned is bordered to the north, west and south by other properties located in Jackson Township zoned suburban residential, and by properties zoned SD-3 (recreational facilities) and R-2 (single-family residence) to the east. The lot to be zoned upon annexation meets the minimum lot size requirements for the R-1 district.

**Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.