

## **Memorandum**

**To:** Planning Commission Members  
**From:** The Development Department  
**CC:** Clerk of Council, City Departments  
**Date:** May 29, 2015  
**Re:** Staff Report for The Village at Gantz Meadows – Method of Zoning Change (SF-1 to PUD-R)

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### **Item #3 – The Village at Gantz Meadows – Method of Zoning Change (SF-1 to PUD-R) (PID # 201504270023)**

**Application:** Method of Zoning Change  
**Location:** 2066 Home Road  
**Applicant:** Joe Thomas Jr., Village at Gantz Meadows LLC  
**Current Zoning:** SF-1  
**Proposed Zoning:** PUD-R  
**Current Use:** Vacant  
**Proposed Use:** Multi-Family Residential

#### **Relevant Code Section(s):**

- 1139.03 Method of Zoning Change; Reversion of Zoning Classification

#### **Project Summary:**

The applicant is proposing to rezone 9.051 acres of land north of Home Road and west of Gantz Road (2066 Home Road) from SF-1 to PUD-R to develop The Village at Gantz Meadows – a multi-family housing development. The preliminary development plan for the proposed development was approved by City Council on April 20, 2015. The property to be rezoned is bordered to the north by I-270, to the west by property zoned PUD-R (The Village at Gantz Park Condominiums), and to the east and south by properties zoned SD-3 (Canaan Land Church and Gantz Park).

The applicant has submitted a zoning text for the development, to be approved as part of the requested rezoning to set the standards for development on the site. The proposed text has been drafted to create a development compatible with existing surrounding developments by requiring similar architectural standards as the Village at Gantz Park to the west as well as connectivity to Gantz Park to the south across Home Road. Additional standards are outlined for community features including Condominium Association responsibilities, parking requirements, landscaping, and open space.

#### **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.