



United City of Yorkville

651 Prairie Pointe Drive

Yorkville, Illinois 60560

Telephone: 630-553-4350

www.yorkville.il.us

PLANNING AND ZONING

COMMISSION AGENDA

Wednesday, February 14, 2024

7:00 PM

Yorkville City Hall Council Chambers

651 Prairie Pointe Drive

Meeting Called to Order: 7:00 p.m.

Roll Call:

Previous meeting minutes: January 10, 2024

Citizen's Comments

Public Hearings

1. **PZC 2024-04 United City of Yorkville**, petitioner, is proposing to amend the Yorkville Comprehensive Plan, including a modified future land use map, pursuant to Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7) and Section 9-1-1 of the Yorkville City Code. The proposed amendment adds sections the Future Land Use – Map Addendum to reclassify the property located at Cannonball Trail and south of Galena Road from “Estate Conservation/Residential” to a land use designation of “Agricultural Zone (AZ)”. The request will also amend the property located at the southeast corner of the US Route 34 and Sycamore Road from the “Neighborhood Retail (NR)” to the “Mid-Density Residential (MDR)” land use category. The changes are a result of a rezoning approvals made by the City Council in calendar year 2023.

Unfinished Business

New Business

1. **PZC 2024-04 United City of Yorkville**, petitioner, is proposing to amend the Yorkville Comprehensive Plan, including a modified future land use map, pursuant to Section 11-12-7 of the Illinois Municipal Code (65 ILCS 5/11-12-7) and Section 9-1-1 of the Yorkville City Code. The proposed amendment adds sections the Future Land Use – Map Addendum to reclassify the property located at Cannonball Trail and south of Galena Road from “Estate Conservation/Residential” to a land use designation of “Agricultural Zone (AZ)”. The request will also amend the property located at the southeast corner of the US Route 34 and Sycamore Road from the “Neighborhood Retail (NR)” to the “Mid-Density Residential (MDR)” land use category. The changes are a result of a rezoning approvals made by the City Council in calendar year 2023.

Action Item

Text Amendment

Additional Business

1. 2023 Year in Review

- a. **Link to report:** <https://arcg.is/1zDDiq0>

2. City Council Action Updates

- a. **PZC 2024-02 Steve Greenblatt**, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting relief from Section 10-3-5 of the Zoning Ordinance requiring the location of an accessory structure to be a minimum distance of 5 feet from any side or rear property line for a residential parcel located at 703 S. Main Street. The petitioner is also seeking a variance to Section 10-3-5 to allow a detached accessory structure closer than ten (10) feet to any main building. The purpose of this request is to allow for the installation of a shed. The real property, zoned R-2 Traditional Family Residence District, consists of two (2) contiguous parcels owned by the petitioner and is located at the southwest corner of West Washington Street and South Main Street in Yorkville, Illinois.

Action Item

Variance

- b. **PZC 2024-03 Kendall County Petition 23-32 & 23-33**, Grainco FS, Inc. (owner) and A.B. Schwartz, LLC. (contract purchaser), are requesting approval of a map amendment (rezoning) and an amendment to Kendall County's Future Land Use Map. The purpose of the request is to rezone the property located at 8115 IL Route 47 from A-1 Agricultural District to M-1 Limited Manufacturing District. Additionally, the petitioners are requesting to amend the Kendall County Future Land Use Map from "Transportation Corridor" to "Mixed Use Business". The real property and is located north of Ament Road and immediately west of S. Bridge Street in unincorporated Kendall County.

Action Item

Mile Review

Adjournment

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UNITED CITY OF YORKVILLE
YORKVILLE, ILLINOIS

PLANNING AND ZONING COMMISSION
PUBLIC HEARING

651 Prairie Pointe Drive
Yorkville, Illinois

Wednesday, January 10, 2024
7:00 p.m.

PRESENT:

Mr. Richard Vinyard, Chairman,
Ms. Reagan Goins,
Mr. Greg Millen,
Mr. Danny Williams.

ALSO PRESENT:

Ms. Krysti Barksdale-Noble, Community
Development Director;
Ms. Marlys Young, Minute Taker.

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I N D E X

WITNESS:

PAGE

STEVEN GREENBLATT

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1 (WHEREUPON, the following
2 proceedings were had in public
3 hearing:)

4 CHAIRMAN VINYARD: There is one public
5 hearing scheduled tonight for the Planning and
6 Zoning Commission meeting. The purpose of this
7 hearing is to invite testimony from members of
8 the public regarding the proposed request that is
9 being considered before this commission tonight.

10 Public testimony from persons
11 present who wish to speak may be for or against
12 the request, or to ask questions of the
13 petitioner regarding the request being heard.

14 Those persons wishing to testify are
15 asked to speak clearly, one at a time, and state
16 your name and who you represent. You are also
17 asked to sign in at the podium. If you plan to
18 speak during tonight's public hearing as a
19 petitioner or as a member of the public, please
20 stand and raise your right hand and repeat after
21 me.

22 (No response.)

23 CHAIRMAN VINYARD: So we have no
24 petitioners tonight. We are going to move on.

1 The order of receiving testimony during the
2 public hearing will be as follows. We will do
3 the petitioner presentation and then following
4 that will be those who wish to speak in favor of
5 the request, followed by those who wish to speak
6 in opposition to the request.

7 May I have a motion to open the
8 public hearing on Petition Number PZC 2024-2,
9 Steve Greenblatt, for a variance?

10 MR. WILLIAMS: So moved.

11 MS. GOINS: Second.

12 CHAIRMAN VINYARD: Roll call vote,
13 please.

14 MS. YOUNG: Yes. Vinyard.

15 CHAIRMAN VINYARD: Yes.

16 MS. YOUNG: Williams.

17 MR. WILLIAMS: Yes.

18 MS. YOUNG: Goins.

19 MS. GOINS: Yes.

20 MS. YOUNG: And Millen.

21 MR. MILLEN: Yes.

22 CHAIRMAN VINYARD: All right. The
23 public hearing up for tonight's discussion is as
24 follows. Steve Greenblatt, petitioner, has filed

1 an application within the United City of
2 Yorkville, Kendall County, Illinois, requesting
3 relief from Section 10-3-5 of the Zoning
4 Ordinance requiring the location of an accessory
5 structure to be a minimum distance of five feet
6 from any side or rear property line for a
7 residential parcel located at 703 South Main
8 Street.

9 The petitioner is also seeking a
10 variance to Section 10-3-5 to allow a detached
11 accessory structure closer than ten feet to any
12 main building. The purpose of the request is to
13 allow the installation of a shed.

14 The real property, zoned R-2
15 Traditional Family Residence District, consists
16 of two contiguous parcels owned by the petitioner
17 and is located at the southwest corner of West
18 Washington Street and South Main Street in
19 Yorkville.

20 Is the petitioner for PZC 2024-2,
21 Steve Greenblatt, ready to present?

22 MR. GREENBLATT: Yes.

23 MS. NOBLE: He wasn't here for the
24 swearing.

1 CHAIRMAN VINYARD: So we're going to
2 have to swear you in real quick.

3 (Witness sworn.)

4 STEVEN GREENBLATT,
5 having been first duly sworn, testified from the
6 podium as follows:

7 CHAIRMAN VINYARD: We're also going to
8 ask you if you can to sign in at the podium.

9 THE REPORTER: There is no paper.

10 CHAIRMAN VINYARD: Oh, okay. We will
11 take care of that. You can present and then just
12 sign in before you go.

13 MS. NOBLE: Just a general statement of
14 your request and then I will do my part.

15 MR. GREENBLATT: Okay. We are proposing
16 to install a 10-by-16 shed within a 20 foot area,
17 20 foot area from the property line to our
18 garage, and so the shed is essentially five feet
19 from our neighbor's property and it is within
20 ten -- within the ten foot distance from our
21 primary residence.

22 The shed will be installed by a
23 third-party. When we complete it, the shed will
24 not require any foundation, it will be placed

1 directly on gravel, and due to the way that the
2 foliage of the trees blocks the view of the shed,
3 it doesn't portend an unattractive view from the
4 street.

5 Our house is up on a corner lot,
6 which makes it necessary to place this shed in
7 that location. We wouldn't put it within the
8 area behind our house. Again, this is the most
9 appropriate area considering our property to do
10 that shed.

11 I would also add that, in addition,
12 originally we -- about a year ago we did purchase
13 essentially another 13 feet on our side yard from
14 our neighbor which would allow this shed to be
15 installed within the five foot distance from the
16 east property line.

17 What else? Any questions?

18 CHAIRMAN VINYARD: Any of the members,
19 do you have any questions?

20 MR. WILLIAMS: No, nothing.

21 MR. GREENBLATT: The color will match
22 our house, all in that same kind of farmhouse
23 style.

24 CHAIRMAN VINYARD: Okay.

1 MR. GREENBLATT: It will be aesthetic.

2 CHAIRMAN VINYARD: Okay. Very good. If
3 that's all you have, appreciate it.

4 MR. GREENBLATT: Thank you.

5 CHAIRMAN VINYARD: Is there anyone here
6 or on Zoom that wants to speak in opposition of
7 the request?

8 (No response.)

9 CHAIRMAN VINYARD: Hearing that there
10 are none, any questions from the commissioners?

11 MR. WILLIAMS: I'm good.

12 CHAIRMAN VINYARD: Everyone is good?
13 Okay. Since all public testimony regarding the
14 petition has been taken, may I have a motion to
15 close the taking of testimony in this public
16 hearing?

17 MR. WILLIAMS: So moved.

18 MS. GOINS: Second.

19 CHAIRMAN VINYARD: Roll call vote on the
20 motion, please.

21 MS. YOUNG: Yes. Williams.

22 MR. WILLIAMS: Yes.

23 MS. YOUNG: Goins.

24 MS. GOINS: Yes.

1 MS. YOUNG: Millen.

2 MR. MILLEN: Yes.

3 MS. YOUNG: And Vinyard.

4 CHAIRMAN VINYARD: Yes. Okay. The
5 public hearing portion of tonight's meeting is
6 now closed.

7 (Which were all the proceedings had
8 in the public hearing portion of
9 the meeting.)

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1 STATE OF ILLINOIS)
) SS:
2 COUNTY OF LASALLE)

3 I, CHRISTINE M. VITOSH, a Certified
4 Shorthand Reporter of the State of Illinois, do
5 hereby certify:

6 That previous to the commencement
7 of any testimony heard, the witnesses were duly
8 sworn to testify the whole truth concerning the
9 matters herein;

10 That the foregoing public hearing
11 transcript, Pages 1 through 11, was reported
12 stenographically by me by means of machine
13 shorthand, was simultaneously reduced to
14 typewriting via computer-aided transcription
15 under my personal direction, and constitutes a
16 true record of the testimony given and the
17 proceedings had;

18 That the said public hearing was taken
19 before me at the time and place specified;

20 That I am not a relative or employee or
21 attorney or counsel, nor a relative or employee
22 of such attorney or counsel for any of the
23 parties hereto, nor interested directly or
24 indirectly in the outcome of this action.

1 I further certify that my certificate
2 attached hereto applies to the original
3 transcript and copies thereof, signed and
4 certified under my hand only. I assume no
5 responsibility for the accuracy of any reproduced
6 copies not made under my control or direction.

7 IN WITNESS WHEREOF, I do hereunto set my
8 hand at Leland, Illinois, this 12th day of
9 January, 2024.

10
11
12 /s/ Christine M Vitosh

13 CHRISTINE M. VITOSH,
14 C.S.R. Certificate No. 084-02883
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Vitosi Reporting Service

815.993.2832 cms.vitosh@gmail.com

PLANNING & ZONING COMMISSION

Yorkville City Hall Council Chambers

651 Prairie Pointe Drive, Yorkville, IL

Wednesday, January 10, 2024, 7pm

Meeting Called to Order

Chairman Richard Vinyard called the meeting to order at 7:00pm, roll was called and a quorum was established.

Roll Call

Greg Millen-yes, Richard Vinyard-yes, Danny Williams-yes, Reagan Goins-yes

Absent: Rusty Hyett

City Staff

Krysti Barksdale-Noble, Community Development Director

Other Guests

Lynn Dubajic Kellogg, Economic Development Director (via Zoom)

Matt Asselmeier, Director of Planning, Building & Zoning, Kendall County

Dan Kramer, Attorney (via Zoom)

Chris Vitosh, Court Reporting Services

Steve Greenblatt

Andrew Schwartz (via Zoom)

Previous Meeting Minutes November 8, 2023

Moved by Mr. Williams and seconded by Ms. Goins to approve the minutes as presented.

Roll call: Vinyard-yes, Williams-yes, Goins-yes, Millen-yes Carried 4-0.

Citizen's Comments None

Public Hearings

Chairman Vinyard explained the procedure for the Public Hearing and receiving testimony for it. A motion was made at approximately 7:02pm by Mr. Williams, seconded by Ms. Goins, to open the Public Hearing. Roll call: Vinyard-yes, Williams-yes, Goins-yes, Millen-yes. Carried 4-0.

Mr. Vinyard read the Public Hearing petition as follows:

1. **PZC 2024-02 Steve Greenblatt**, petitioner, has filed an application with the United City of Yorkville, Kendall County, Illinois, requesting relief from Section 10-3-5 of the Zoning Ordinance requiring the location of an accessory structure to be a minimum distance of 5 feet from any side or rear property line for a

residential parcel located at 703 S. Main Street. The petitioner is also seeking a variance to Section 10-3-5 to allow a detached accessory structure closer than ten (10) feet to any main building. The purpose of this request is to allow for the installation of a shed. The real property, zoned R-2 Traditional Family Residence District, consists of two (2) contiguous parcels owned by the petitioner and is located at the southwest corner of West Washington Street and South Main Street in Yorkville, Illinois. Mr. Greenblatt was sworn in to present his testimony.

(See Court Reporter's Transcript of Public Hearing)
(Petitioner's responses to be included with official minutes)

At approximately 7:06pm a motion was made by Mr. Williams and seconded by Ms. Goins, to close the Public Hearing. Roll call: Williams-yes, Goins-yes, Millen-yes, Vinyard-yes. Carried 4-0.

Unfinished Business None

New Business

1. PZC 2024-02 Steve Greenblatt (see full description above)

Ms. Noble said the property is in an older part of town. The northern lot where the home is located, is consistent with the setbacks, etc. and the adjoining piece to the south where the shed will be, creates the difficulties. Staff is supportive of the request. The Petitioner's responses to the variance request will be added to the minutes.

Action Item

Variance

The Commissioners had no issues or questions regarding the petition and Mr. Williams moved to approve PZC 2024-02, seconded by Ms. Goins. Mr. Williams read the motion as follows: In consideration of testimony presented during a Public Hearing on January 10, 2024 and approval of the findings of fact, the Planning and Zoning Commission recommends approval of a request to vary the accessory structure location regulation contained in Section 10-3-5 of the United City of Yorkville Zoning Ordinance to permit a detached accessory shed to be located closer than five (5) feet to the rear property line and less than ten (10) feet to a main structure of the subject property. Roll call: Goins-yes, Millen-yes, Vinyard-yes, Williams-yes. Carried 4-0.

2. PZC 2024-03 Kendall County Petition 23-32 & 23-33, Grainco FS, Inc. (owner) and A.B. Schwartz, LLC, (contract purchaser), are requesting approval of a map amendment (rezoning) and an amendment to Kendall County's Future Land Use Map. The purpose of the request is to rezone the property located at 8115 IL Route 47 from A-1 Agricultural District to M-1 Limited Manufacturing District. Additionally, the petitioners are requesting to amend the Kendall County Future Land Use Map from "Transportation Corridor" to Mixed Use Business". The real property is located north of Ament Road and immediately west of S. Bridge Street in unincorporated Kendall County.

This is a 1.5 Mile Review and Ms. Noble noted that Kendall County Representative Matt Asselmeier was present at this meeting. She said the property consists of 5 parcels totaling about 20 acres with 7 agricultural-style buildings and is owned by Grainco FS. It is .3 miles from the nearest residential structure. In 1966 it was zoned M-1 and in the mid-1970's it was rezoned to Ag with a special use. The retail and farm equipment use was ceased about 5 years ago. If purchased by A.B. Schwartz, they would use the property for their tile business and other light industrial. Grainco will also remain on the site. No new structures will be built and rezoning will be needed for their petitions. They are seeking the M-1 rezoning and would need to amend their Land Resource Management Plan from Transportation Corridor to Mixed Use Business. If approved through Kendall County, Yorkville would amend their City Comprehensive Plan from A-1 zoning to G.I. (General Industrial).

Mr. Asselmeier said if these petitions are approved, there is the potential that nearby properties would request similar zoning.

Attorney Dan Kramer noted that the petitioners are long-time customers of Grainco and that their tiling business is not permitted under the Ag special use in the county and requires M-1 zoning. He asked for a positive recommendation.

Action Item

1.5 Mile Review

The Commissioners had no questions and a motion was made by Mr. Williams and seconded by Ms. Goins to approve PZC 2024-03--1.5 Mile Review. Mr. Williams read the motion as follows: In consideration of the proposed mile and one-half review of Kendall County Petitions 23-32 and 23-33 for a map amendment from A-1 to M-1 and an amendment to the Kendall County Future Land Use Map from Transportation Corridor to Mixed Use Business for an approximately 20-acre property consisting of five (5) parcels commonly known as 8115 Route 47, the Planning and Zoning Commission recommends to the City Council to approve the request. Roll call: Millen-yes, Vinyard-yes, Williams-yes, Goins-yes. Carried 4-0.

Additional Business

a. City Council Action Updates

PZC 2022-23 Jacob Victor, Senior Apartment Complex

City Council approved rezoning and variance. Construction to start this year.

b. PZC 2023-15 Luz Padilla, Abby Properties

Final Plat approved and petitioner will finish phases 2 & 3 and start phase 4.

c. UDO approved December 12, 2023, website to be launched and text amendments are possible.

d. A planner was hired to start January 22nd and Ms. Noble shared her background.

Adjournment

There was no further business and the meeting was adjourned at 7:20pm on a motion by Mr. Williams and second by Mr. Millen with a unanimous voice vote.



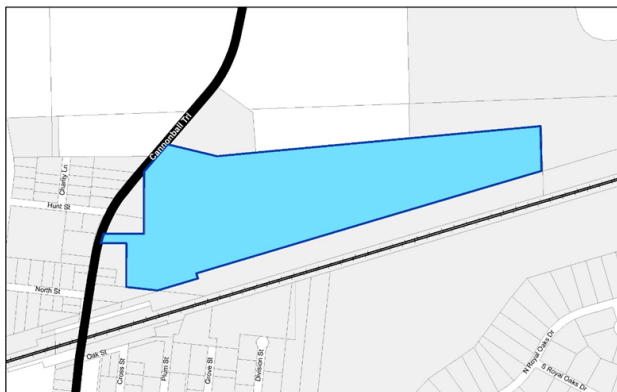
Memorandum

To: Planning and Zoning Commission
From: Krysti J. Barksdale-Noble, Community Development Director
CC: Sara Menendez, Planner I
Bart Olson, City Administrator
Date: January 29, 2024
Subject: Comprehensive Plan Update – Future Land Use Amendment

Summary

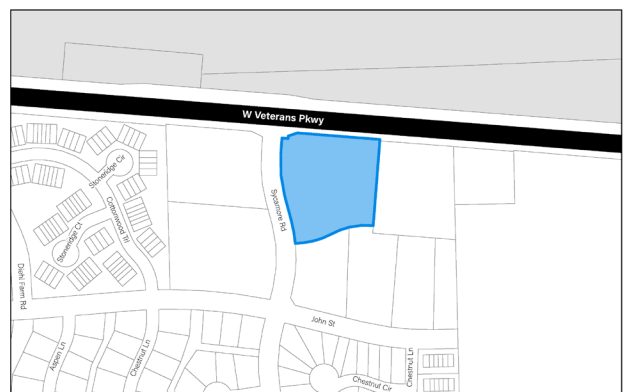
In 2023, the City Council approved two (2) developments which required rezoning of the properties located at Cannonball Trail and south of Galena Road (Bristol Ridge Solar 105) and the southeast corner of US 34 and Sycamore Road (Northpointe Development). The Bristol Ridge Solar 105 development rezoned the approximately 54-acre parcel from R-2 Single-Family and R-2 Duplex Planned Unit Development (PUD) to A-1 Agricultural District for a community solar farm project. While the Northpointe Development rezoned a 3.43-acre parcel from B-3 General Business District to the R-4 General Multi-Family Residence District for a senior living apartment complex. Due to the inconsistency of the parcels approved new zoning classification with the adopted Comprehensive Plan Update of 2016, the future land use designations and map of the plan requires amending.

The Bristol Ridge Solar 105 property's future land use is currently designated as "Estate Conservation/Residential". The recommended land use designation is "Agricultural Zone (AZ)" which is consistent with the recent rezoning of the property to A-1 Agricultural District. Staff also recommends the future land use designation for the Northpointe Development parcel from "Neighborhood Retail (NR)" to "Mid-Density Residential (MDR)" which is more compatible with the new R-4 General Multi-Family Residence District zoning.



Bristol Ridge Solar Farm 105 Location

United City of Yorkville, Illinois
March 29, 2023



Northpointe Location Map

United City of Yorkville, Illinois
November 29, 2022



Previous Amendments

In recent years, staff evaluated conflicts between adopted land uses and developments with designated future land uses since the Comprehensive Plan was adopted in 2016. It was determined there were eight (8) inconsistencies within the Comprehensive Plan and approved developments, therefore staff proposed

amendments to the plan which was by the City Council approved as an appendix to the plan. A list of these developments can be seen in the table below:

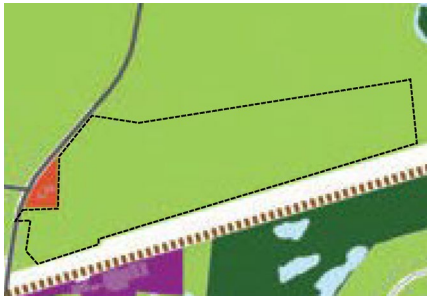
Project	Current Comp Plan Future Land Use Designation	Proposed Comprehensive Future Land Use Designation
PZC 2017-01 Cedarhurst Living	Suburban Neighborhood	Commercial Office (CO)
PZC 2017-07 Casey's General Store	Mid-Density Residential	Destination Commercial (DC)
PZC 2017-13 Coffman Carpets	Mid-Density Residential	Destination Commercial (DC)
PZC 2018-18 Heartland Business	Mid-Density Residential	Commercial Office (CO)
PZC 2019-03 Hively (Windmill Farms)	Estate/Conservation Residential	Destination Commercial (DC)
PZC 2020-01 Eldamain Road Corridor	Estate/Conservation Residential	General Industrial (GI)
PZC 2020-01 Ashley Road Connection with future Minkler Road Realignment	N/A	N/A
PZC 2022-11 Bricolage (Windmill Farms)	Estate/Conservation Residential	Destination Commercial (DC)

Proposed Amendments

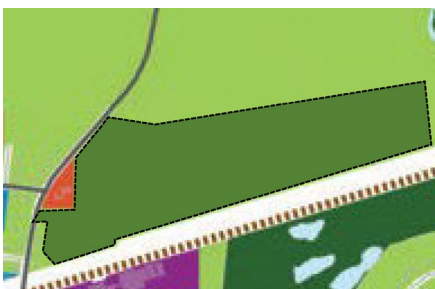
The following is a summary of the proposed amendments to the Comprehensive Plan Update staff is recommending for each development as well as map images proposed for the amended Future Land Use map.

Bristol Ridge Solar Farm 105

**Current Future Land Use:
Estate Conservation/ Residential**



**Proposed Future Land Use:
Agricultural Zone**



Summary:

An application was submitted requesting authorization of an amendment to the existing Bristol Ridge Planned Unit Development (PUD) and Annexation Agreement Amendment, as well as a rezoning from R-2/R-2D Single Family to the A-1 Agricultural District for the purpose of constructing a solar farm on a 54-acre parcel located just north of the BNSF rail line and east of Cannonball Trails.

Amendment:

The "Estate Conservation/Residential" designation is intended to provide flexibility for residential design in areas of Yorkville that can accommodate low-density detached single-family housing. The "Agricultural Zone" designation is meant for general farming uses. Changing this property's designation to "Agricultural Zone" is consistent with the A-1 Agriculture zoning and the approved solar farm land use.

Northpointe Development

**Current Future Land Use:
Neighborhood Retail**



**Proposed Future Land Use:
Mid-Density Residential**



Summary:

An application was submitted requesting rezoning and variance to construct a three-story 48-unit senior living apartment complex at the southeast intersection of Sycamore Road and Route 34. The 3.43-acre property was originally zoned B-3 General Business District and was rezoned to R-4 General Multi-Family Residence District. The variance request was to increase the density permitted in the R-4 District from eight (8) dwelling units per acre to fourteen (14) dwelling units per acre.

Amendment:

The “Mid-Density Residential” designation is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The “Neighborhood Retail” designation is meant for smaller-scaled commercial developments located in close proximity to nearby residential neighborhoods and subdivisions, primarily focused on convenience type retail. The original “Neighborhood Retail” designation reflected the former B-3 zoning. The proposed “Mid-Density Residential” land use is better suited to the approved senior living apartment development.

Staff Comments

The Comprehensive Plan land use map is a guide to future development and zoning decisions, but it is also meant to be adjusted when circumstances warrant a change in planning direction in a given area of the City. The changes to these areas have already been decided by the City Council and it is appropriate to change their corresponding land use designations.

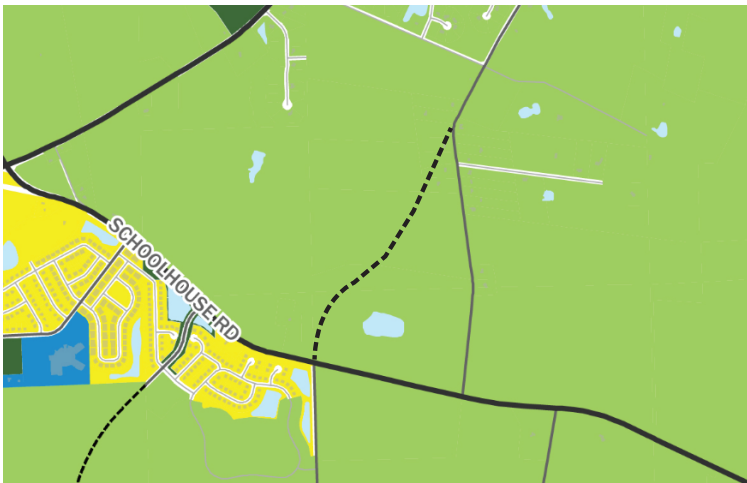
Proposed Motion:

In consideration of testimony presented during a Public Hearing on February 14, 2024 and discussions conducted at that meeting, the Planning and Zoning Commission recommends approval to the City Council of a request to amend the United City of Yorkville’s 2016 Comprehensive Plan Update future land use for the two (2) identified land use changes as presented in a staff memorandum dated January 29, 2024 and further subject to {insert any additional conditions of the Planning and Zoning Commission}...

Attachments

1. Proposed Appendix Amendment Pages

FUTURE LAND USE - MAP ADDENDUMS



ASHLEY ROAD

New Future Land Use Designation: N/A

Summary:

The Raintree Village and Prestwick residential developments have both resumed construction after the adoption of the comprehensive plan. Along with the single-family attached and detached housing in both subdivisions, Prestwick has constructed a new private high school. Along with these developments, the intersection at Route 126 (Schoolhouse Road) and Ashley Road must be improved by the end of 2021. With the growth in this region and the improved intersection being complete before the end horizon of this plan, the potential connection and realignment of Minkler Road to the north has been added to the future land use map.

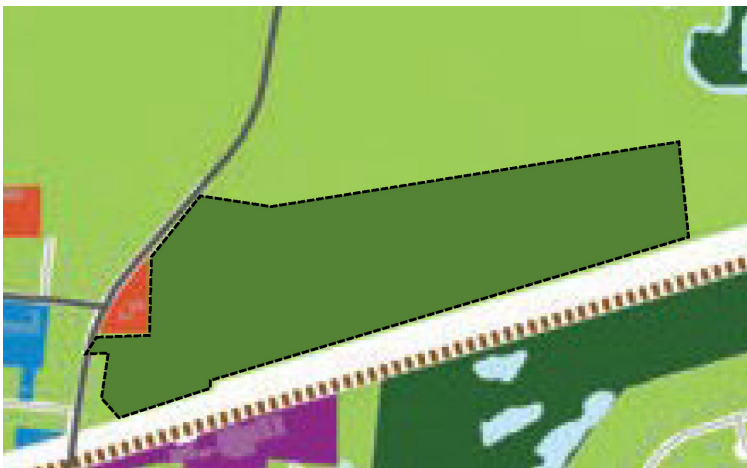


BRICOLAGE WELLNESS

New Future Land Use Designation: Destination Commercial

Summary:

In 2022, an application was approved requesting rezoning of the property located at 8721 Route 126 within the Windmill Farms Planned Unit Development. This PUD approved certain land uses consistent with those found in the R-4 General Multi-Family Residence District and B-3 General Business zoning districts. The requested new zoning would be B-3 General Business District to conduct a commercial office land use for a therapy and wellness business. The existing structure was originally being used as a residential home and the property was originally designated as “Estate/Conservation Residential”. Due to the commercial trends within the area since 2016, City Council approved this rezoning classification from residential to commercial. The new “Destination Commercial” classification is now a more suitable designation for this property.



BRISTOL RIDGE SOLAR FARM 105

New Future Land Use Designation: Agricultural Zone

Summary:

In 2023, an application was approved requesting authorization of an amendment to the existing Bristol Ridge Planned Unit Development (PUD) and Annexation Agreement Amendment, as well as a rezoning from R-2/R-2D Single Family to the A-1 Agricultural District for the purpose of constructing a solar farm on a 54-acre parcel located just north of the BNSF rail line and east of Cannonball Trails. The approved “Agricultural Zone” designation is consistent with the A-1 Agriculture zoning and the approved solar farm land use.

FUTURE LAND USE - MAP ADDENDUMS



NORTHPOINTE DEVELOPMENT

New Future Land Use Designation: Mid-Density Residential

Summary:

In 2023, an application was approved requesting rezoning and variance to construct a three-story 48-unit senior living apartment complex at the southeast intersection of Sycamore Road and Route 34. The 3.43-acre property was originally zoned B-3 General Business District and was rezoned to R-4 General Multi-Family Residence District. The variance request was to increase the density permitted in the R-4 District from eight (8) dwelling units per acre to fourteen (14) dwelling units per acre. The “Mid-Density Residential” designation is meant to provide higher density residential developments near commercial areas which include a variety of housing options. The “Neighborhood Retail” designation is meant for smaller-scaled commercial developments located in close proximity to nearby residential neighborhoods and subdivisions, primarily focused on convenience type retail. The original “Neighborhood Retail” designation reflected the former B-3 zoning. The proposed “Mid-Density Residential” land use is better suited to the approved senior living apartment development.