

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-B-24-DP Related File Number:
Application Filed: 4/24/2024 Date of Revision:
Applicant: ANGELIC MINISTRIES INTERNATIONAL

PROPERTY INFORMATION

General Location: North of Ball Rd, east side of Zion Ln
Other Parcel Info.:
Tax ID Number: 91 042 (PART OF) Jurisdiction: County
Size of Tract: 3.26 acres
Accessibility: Access is via Zion Lane, a local street with a pavement width of 16.2 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Public/Quasi Public Land
Surrounding Land Use:
Proposed Use: 5 tiny homes Density:
Planning Sector: Northwest County Plan Designation: LDR (Low Density Residential), HP (Hillside Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area on the north side of Ball Road mostly comprises single family houses on large lots with several undeveloped forested lands. The RB zoned parcel to the west accommodates the Lakeview Mobile Home Park.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 3430 ZION LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 4 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoned from A to PR up to 4 du/ac in 2012 (5-C-12-RZ); a rezoning from PR to OB was withdrawn prior to Planning Commission action in 2017 (2-A-17-RZ); rezoned from PR to A in 2020 (9-A-20-RZ); a portion of the property was rezoned from A to PR up to 4 du/ac in 2023 (9-H-23-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

VariANCES Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Withdraw the application as requested by the applicant.

Staff Recomm. (Full):

Comments: This request is for five 160-sf tiny homes on this 4.27-acre parcel which includes a church building at the northern side. The southern forested portion is proposed to be undisturbed.

Action: Withdrawn

Meeting Date: 6/13/2024

Details of Action:

Summary of Action:

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 6/13/2024

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: