

# **PL(P) 24-24 & Z-24-08-005**

## **Annexation and Original Zoning Request:**

9206 West Market Street and a portion of 118 Kidd Road, generally described as northeast of West Market Street and south of Kidd Road (20.73 acres).

### **Proposed Zoning:**

City CD-O (Conditional District - Office) with the following conditions:

1. Permitted uses shall be limited to: Assisted Living Facility; Nursing Home.
2. No more than 125 dwellings or rooming units shall be permitted.
3. Building height shall not exceed 50 feet.

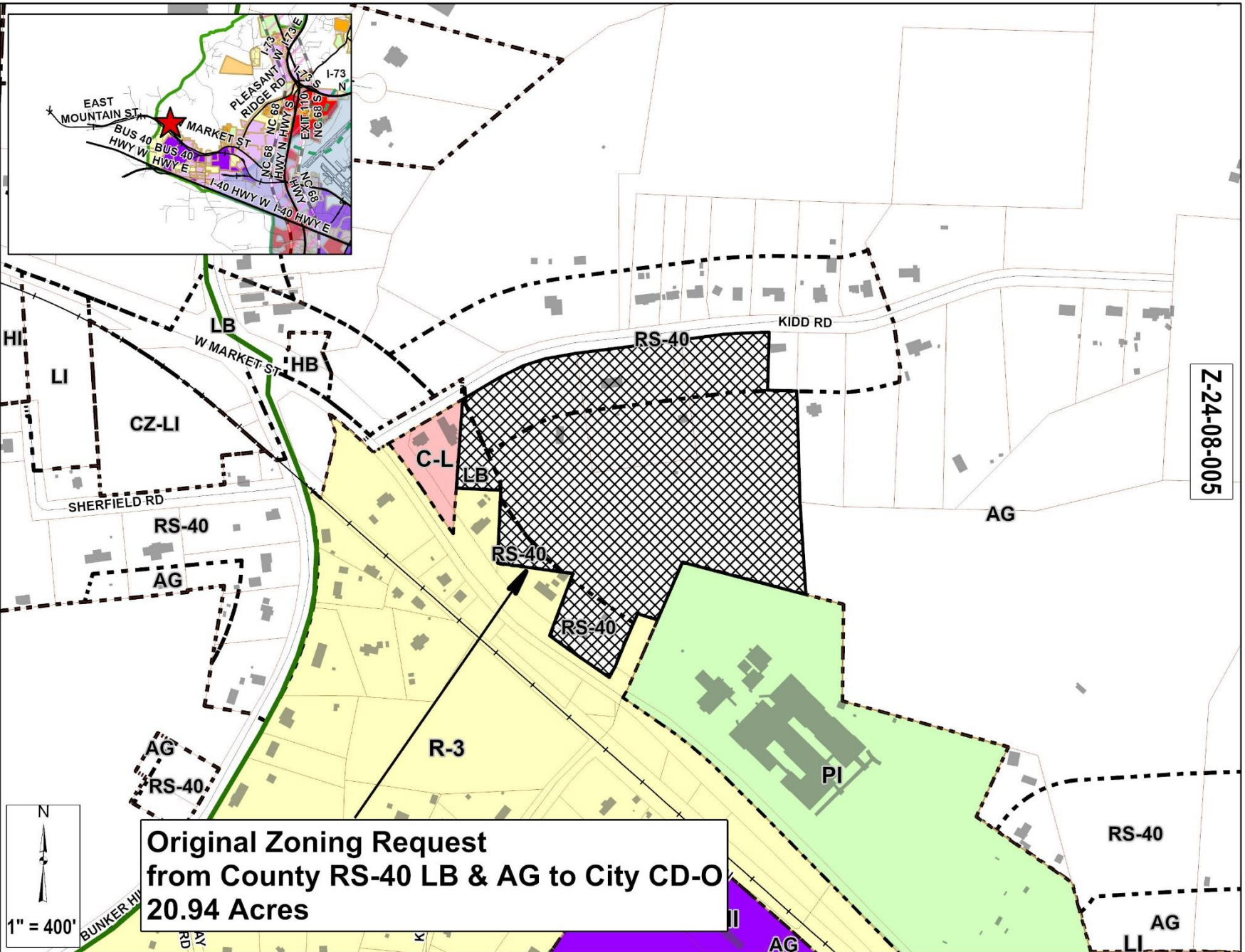
\* Typical uses in the O district include various office and personal and professional service uses.

### **Current Zoning:**

County RS-40 (Residential Single-family) is primarily intended to accommodate single-family detached dwellings in areas without access to public water and sewer. The minimum lot size of this district is 40,000 square feet.

County LB (Limited Business District) is primarily intended to accommodate moderate intensity shopping and services close to residential areas. The district is established to provide locations for businesses which serve nearby neighborhoods. The district is typically located near the intersection of collectors or thoroughfares in areas which are otherwise developed with residences.

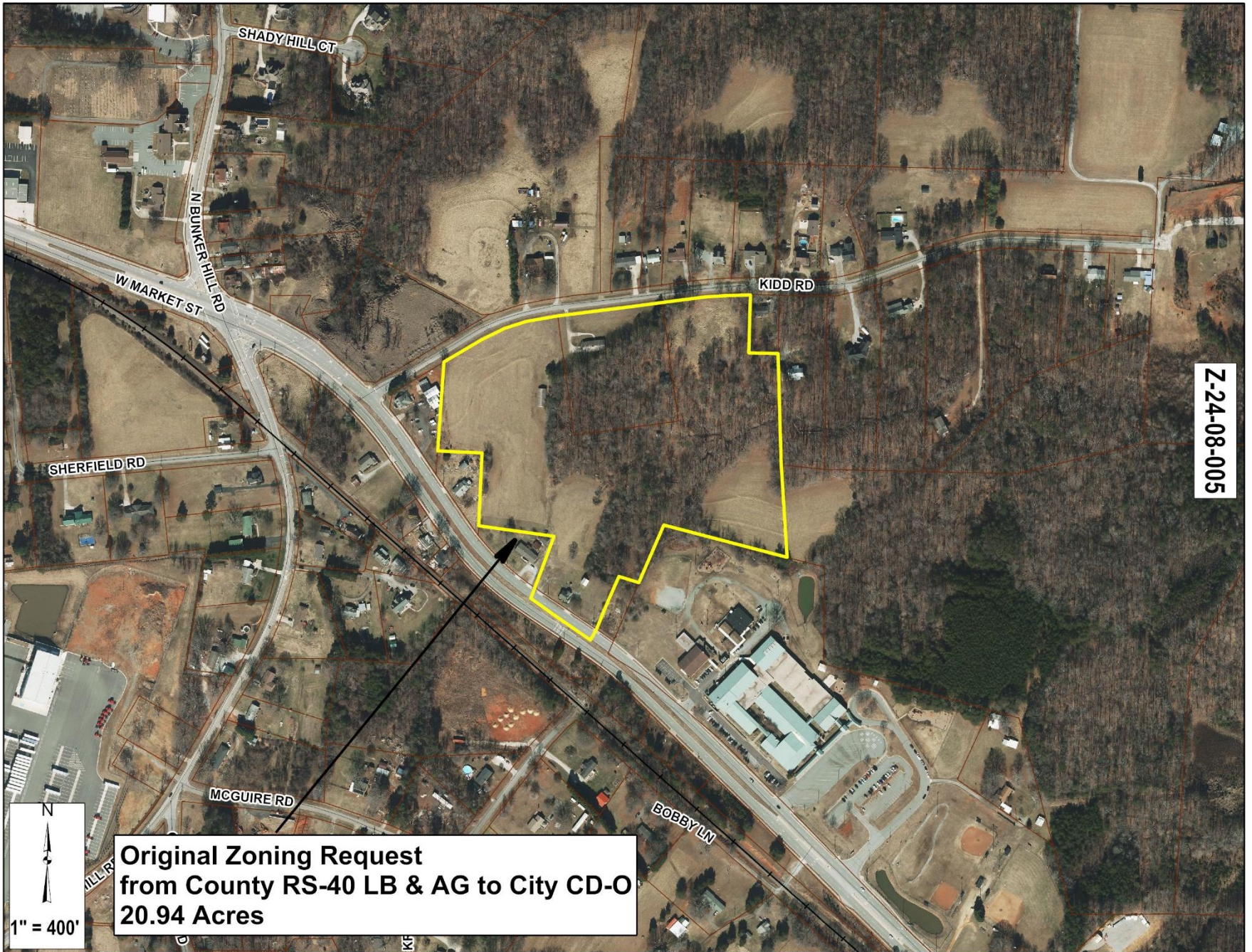
County AG (Agricultural) is primarily intended to accommodate various agricultural uses. Typical uses in the County AG district include agricultural uses as well as supporting facilities that can include limited residential uses.



**Original Zoning Request  
from County RS-40 LB & AG to City CD-O  
20.94 Acres**

Z-24-08-005

1" = 400'



Z-24-08-005

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from County RS-40 LB & AG to City CD-O  
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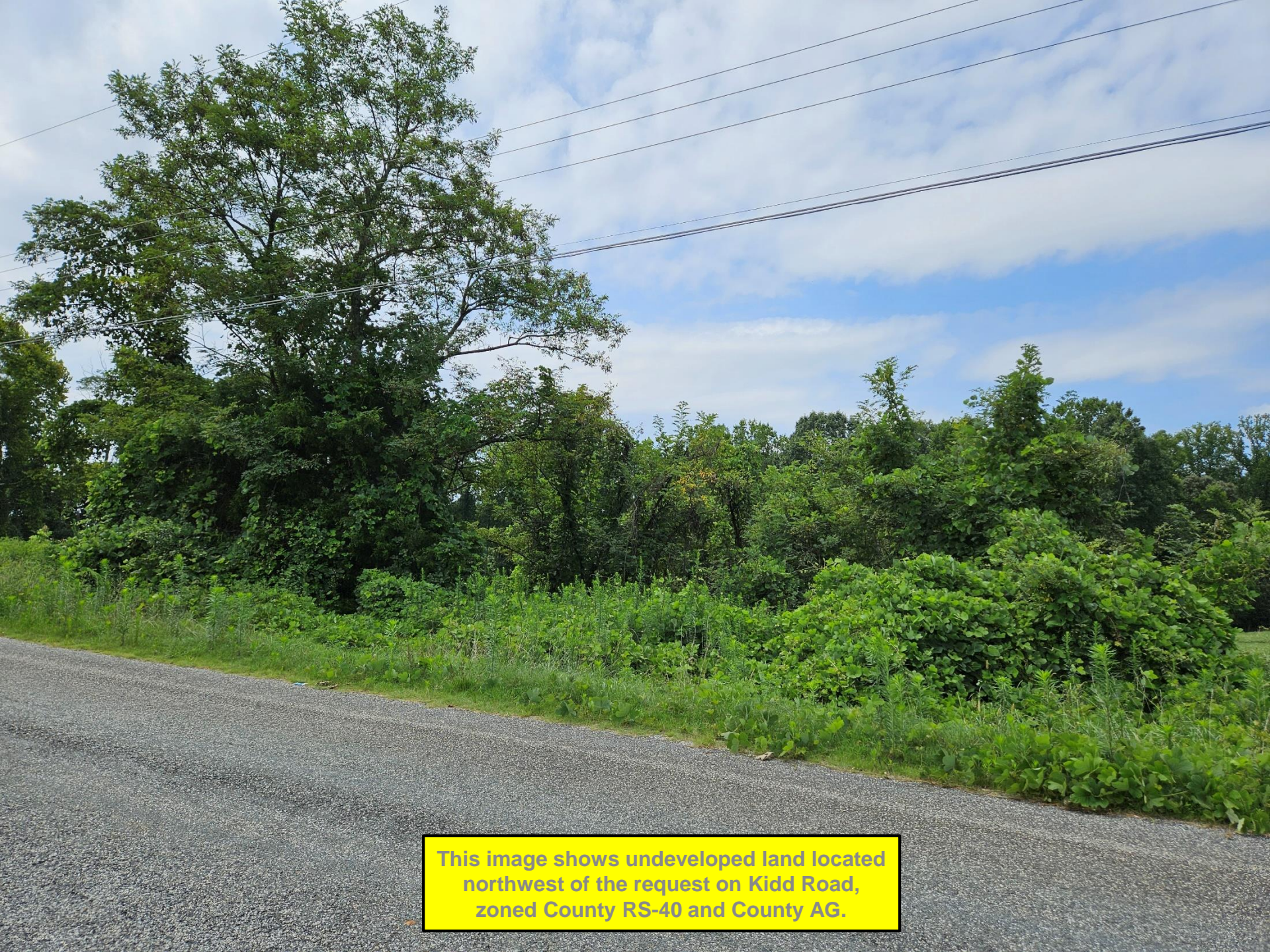
N  
1" = 400'



This image shows a portion of the subject property as seen from West Market Street.



**This image shows a portion of the subject property as seen from Kidd Road.**



**This image shows undeveloped land located northwest of the request on Kidd Road, zoned County RS-40 and County AG.**



This image shows an example of the single-family dwellings located north of the request, zoned County RS-40 and County AG.



This image shows another example of the single-family dwellings located north of the request, zoned County RS-40 and County AG.





This image shows a single-family dwelling located northeast of the request, zoned County RS-40.



This image shows an elementary school located southeast of the request on W. Market Street, zoned City Pl.



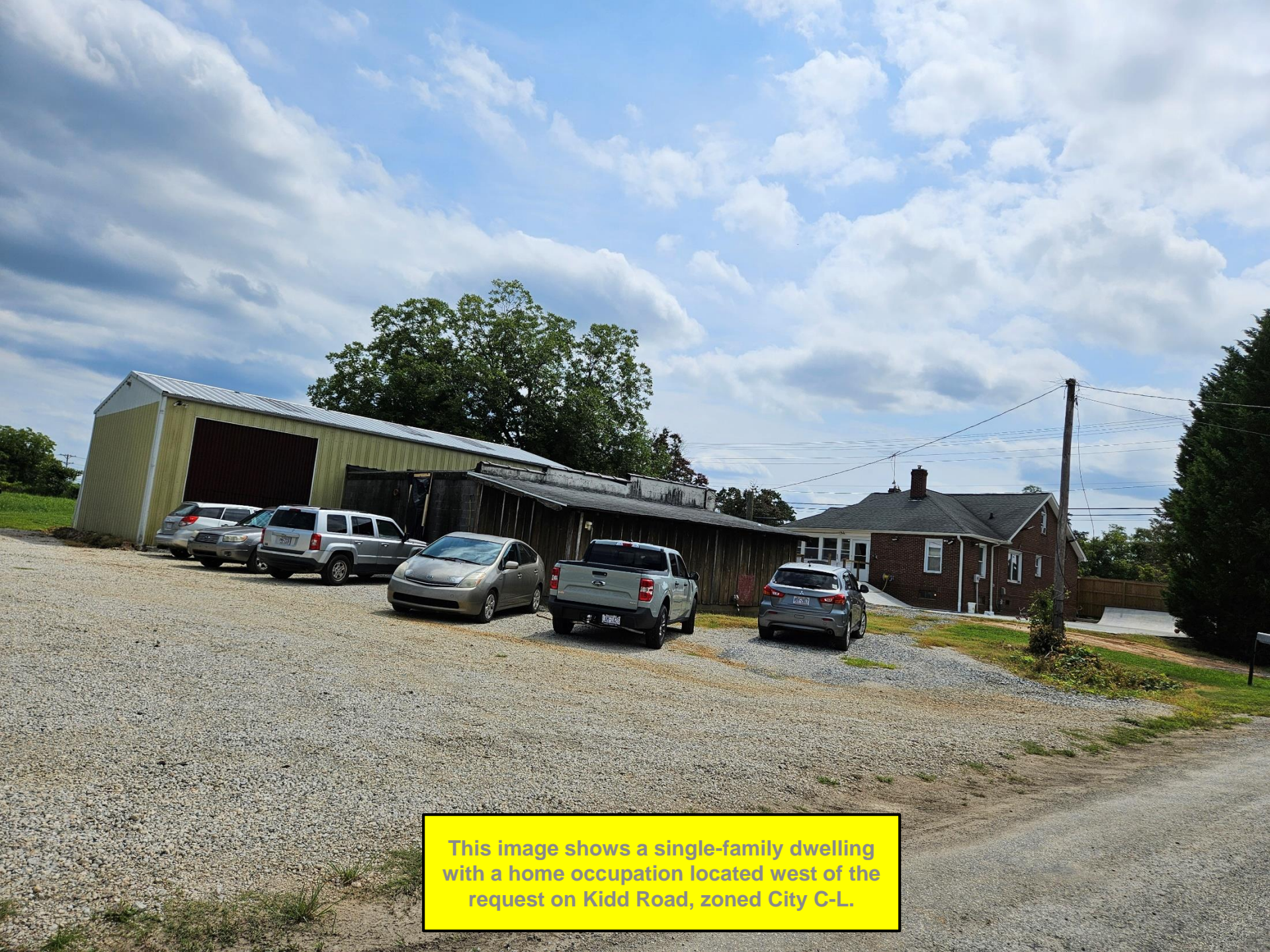
**This image shows undeveloped land located south of the request, zoned City R-3.**



This image shows a single-family dwelling located south of the request, zoned City R-3.



**This image shows undeveloped land located south of the request, zoned City R-3.**



**This image shows a single-family dwelling with a home occupation located west of the request on Kidd Road, zoned City C-L.**



**This view is facing northwest on W. Market Street. The subject property is located on the right.**



**This view is facing southeast on W. Market Street. The subject property is located on the left.**





**This view is facing northeast on Kidd Road.  
The subject property is located on the right.**



**This view is facing southwest on Kidd Road.  
The subject property is located on the left.**