

PL(P) 24-25 & Z-24-08-009

Annexation and Original Zoning Request:

4616, 4620, 4628, and 4634 South Holden Road, generally described as west of South Holden Road and south of Bishop Road (37.66 acres).

Proposed Zoning:

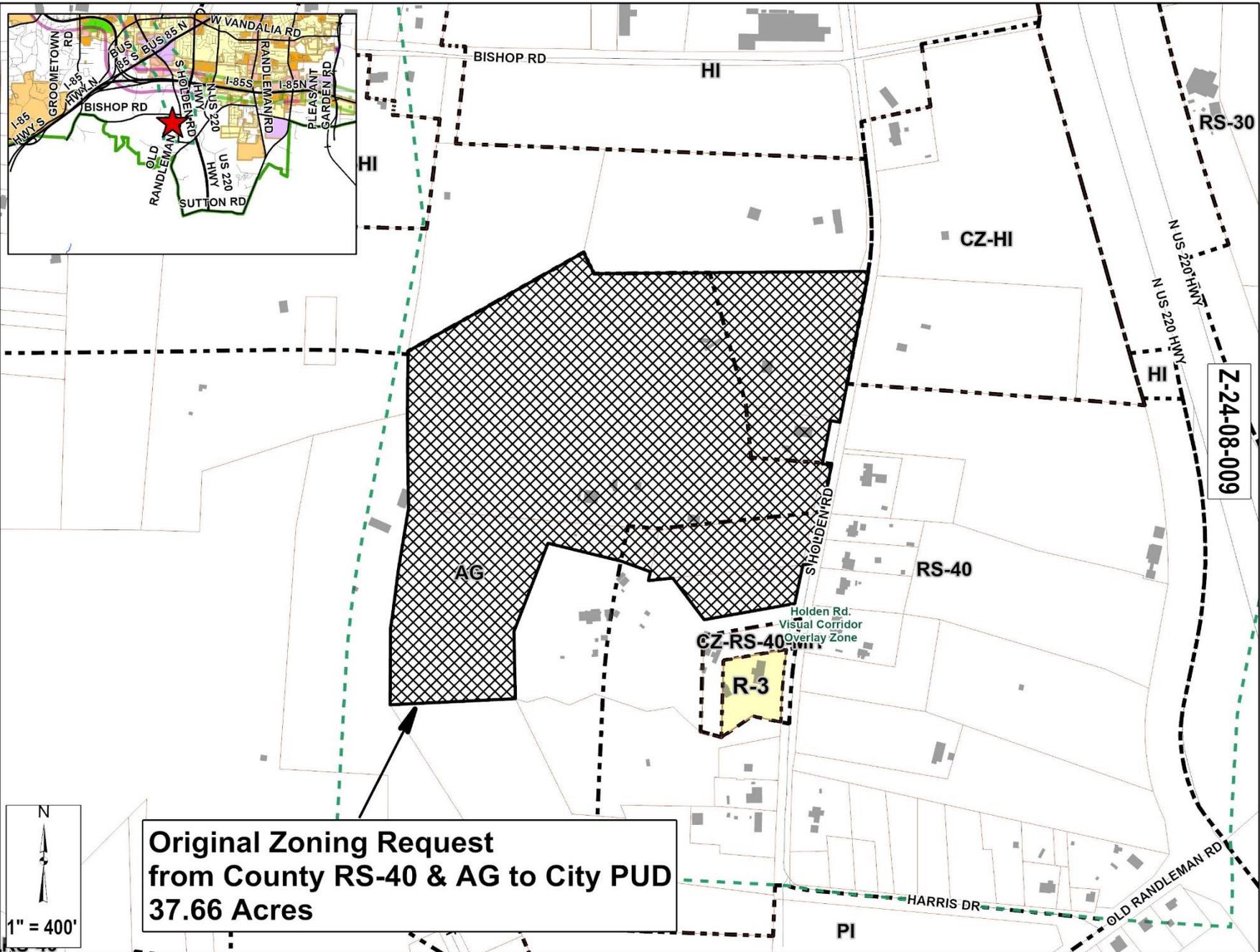
City PUD (Planned Unit Development) and consideration of the associated Unified Development Plan with the following conditions:

1. Permitted uses shall be limited to a maximum of 118 single-family dwellings.
2. Maximum building height shall not exceed forty-five 45 feet.

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 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.

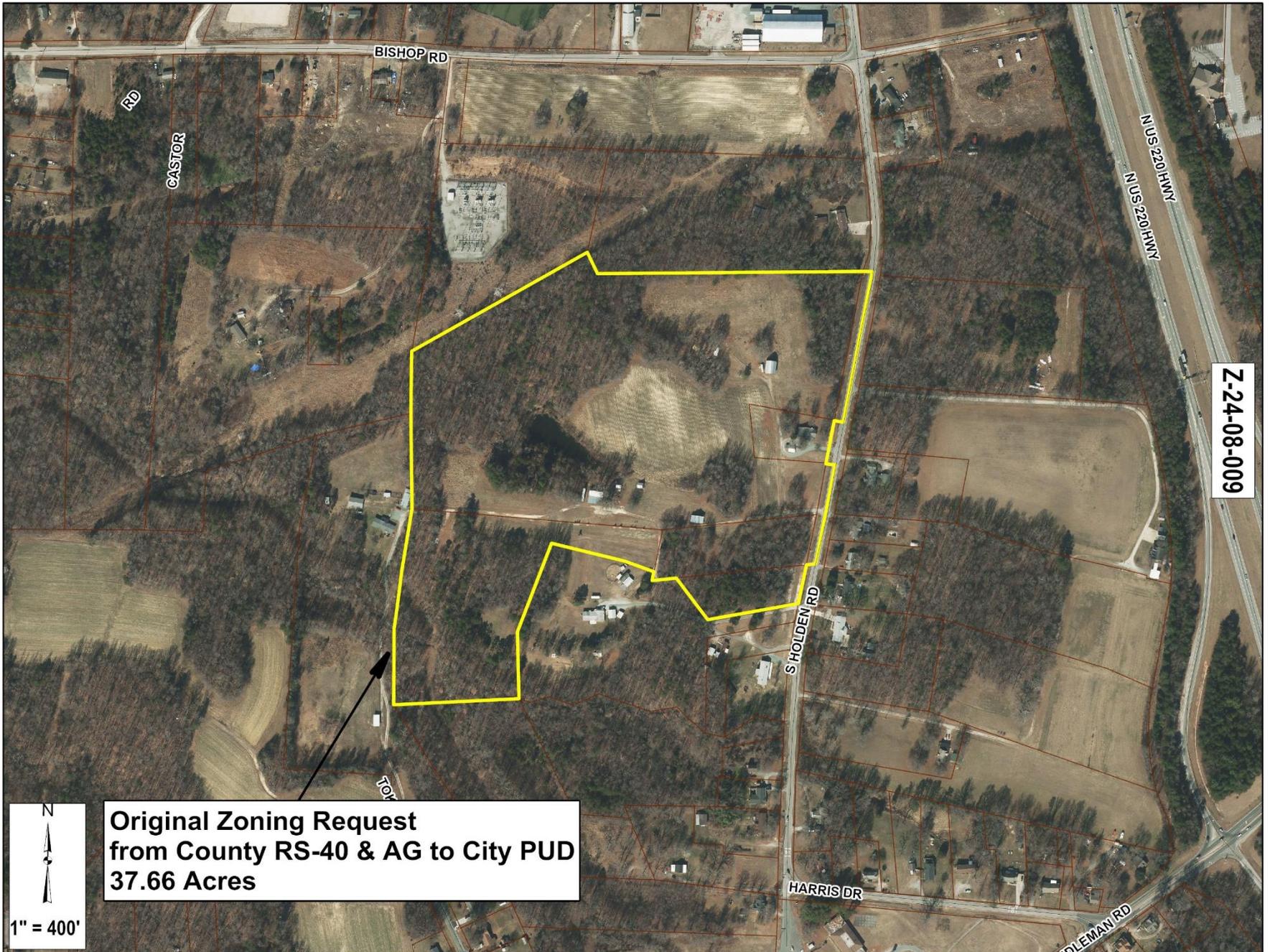


**Original Zoning Request
from County RS-40 & AG to City PUD
37.66 Acres**

Z-24-08-009

N
1" = 400'

Holden Rd.
Visual Corridor
Overlay Zone



**Original Zoning Request
from County RS-40 & AG to City PUD
37.66 Acres**

Z-24-08-009

1" = 400'



This image shows the northern portion of the subject property as seen from South Holden Road.



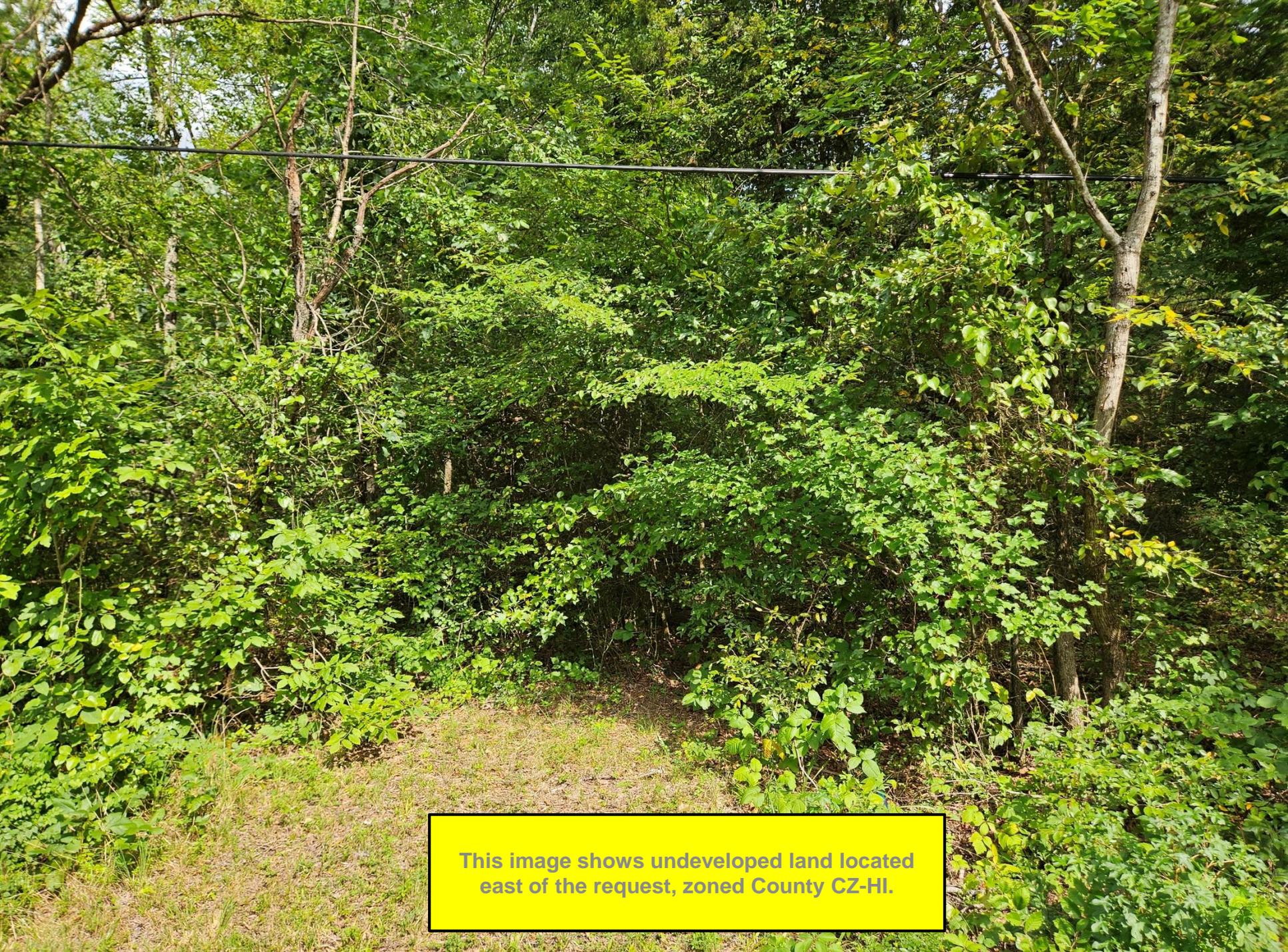
This image shows the middle portion of the subject property as seen from South Holden Road.



This image shows the southern portion of the subject property as seen from South Holden Road.



This image shows a single-family dwelling located north of the request on South Holden Road, zoned County RS-40.



This image shows undeveloped land located east of the request, zoned County CZ-HI.



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



This image shows examples of the single-family dwellings located east of the request, zoned County RS-40.



This image shows single-family dwellings located south of the request on, zoned County RS-40, County AG, and County CZ-RS-40-MH.



This image shows undeveloped portions of land located west of the request, zoned County AG and County RS-40.



This view is facing north on South Holden Road. The subject property is located on the left.



This view is facing south on South Holden Road. The subject property is located on the right.