

PROPOSAL: Request to rezone 2.56 acres

PROPERTY LOCATION: Intersection of Reid Point and Country Acres Road
(TM# 0006-00-072.04)

CURRENT ZONING DISTRICT: Urban Residential (UR) District

PROPOSED ZONING DISTRICT: Medium Density Residential (MDR) District

APPLICANT: Carlos Sanchez

COUNCIL DISTRICT: District 4, Jose Luis

STATUTORY NOTICES: Sign posted 05/03/2024
 Hearing notice published 05/04/2024 in The Lancaster News
 Mailed notices 04/24/2024
 Posted agenda in lobby and online: 05/14/2024

OVERVIEW:

Proposal

The applicant has requested to rezone a 2.56-acre property at the intersection of Reid Point and Country Acres Road, Indian Land. The intent is to develop the property as residential.

Site Information/ Parcel History

The 2.56-acre parcel is currently vacant. It was formerly part of the Reid Point Development to the east, designated as future commercial property. It was found that there were no regulations set in place for this parcel to remain as open space. This parcel was purchased by Carlos Sanchez in November of 2023.

Summary of Adjacent Zoning and Uses

The property is surrounded by a mix of residential and commercial zoning and uses.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	GB	Small Businesses (Ft. Mill Hwy)
South	Lancaster County	MDR; UR	Residential; Reid Pointe
East	Lancaster County	UR	Reid Pointe Development
West	Lancaster County	MDR	Residential

ANALYSIS & FINDINGS:

Zoning Districts

As previously noted, the subject property is currently in the UR District. Pursuant to UDO Chapter 2.3, the UR District is *"...established to accommodate a variety of housing types in a neighborhood setting with a density of 4 dwellings units per acre. The regulations of this district are intended to provide areas of the community for those persons desiring urban-sized in relatively high density neighborhoods within walking or biking distance from mixed-use centers."*

Requested MDR

Pursuant to UDO Chapter 2.3, the requested MDR District *"... is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district."*

Compatibility with Surrounding Area

As noted previously, the subject property is predominately surrounded by MDR, GB and UR districts. The surrounding uses are primarily residential and commercial in nature.

RELATIONSHIP TO PUBLIC PLANS

The Future Land Use Category of the subject properties is "Growth Area". The newly adopted Comprehensive Plan states that Growth Areas are intended to support suburban scale residential development along with supportive commercial development at major crossroads and along arterial streets and thoroughfares." The requested MDR district is consistent with the Comprehensive Plan.

INFRASTRUCTURE CONSIDERATIONS

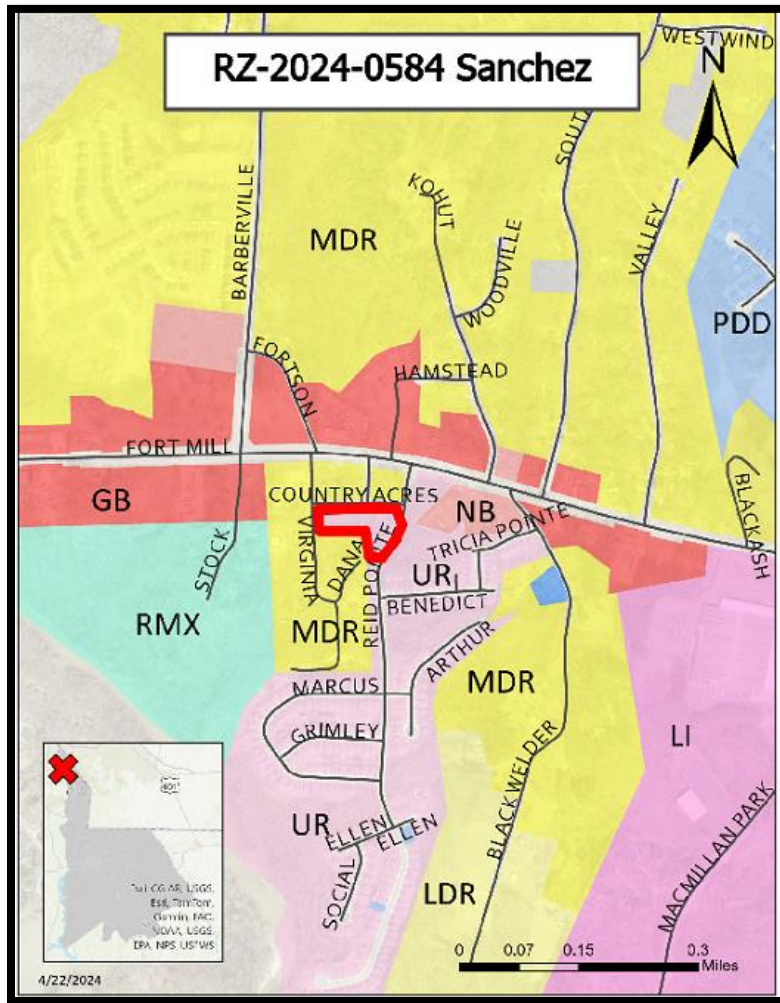
Public Utilities

The parcel has access to water on site provided by the Lancaster County Water and Sewer District, sewer lines are located nearby.

Access

The parcel currently has access to Country Acres Drive, a County road, and to Reid Pointe Avenue which is a private road.

PHOTOS OF PROJECT AREA:



Aerial view of subject property outlined in red



facing – subject parcel off Reid Point Ave



facing – subject parcel off Country Acres Drive



facing – subject parcel off Reid Point Ave

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone 2.56 acres the intersection of Reid Point and Country Acres Road (TM# 0006-00-072.04) from Urban Residential (UR) District to Medium Density Residential (MDR) District, pursuant to the following conditions:

1. That the subject project consists of the following parcel: TM# 0006-00-072.04;
 2. That the subject property is currently zoned UR District and proposed to be rezoned MDR District;
 3. The nearby uses are residential and commercial in nature;
 4. That the subject property has a Future Land Use designation of Growth Area; and
 5. That the proposed MDR District is Compatible with the Comprehensive Plan;
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ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map
3. Recorded Plat
4. Deed
5. Reid Pointe Master Plan

STAFF CONTACT:

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