

While some of the larger tracts have development potential, there are constraints such as critical areas, shorelines, and topography, which may limit densities if developed in the future.

Those factors were taken into consideration when the comprehensive plan designation was set for the area. Using either the R-15 or R-20 zoning designations will be consistent with the adopted comp plan map. However, to allow for more efficient use of land and densities, staff would recommend that the Planning Commission consider the R-15 zoning designation to provide for some additional densities anticipated in the adopted comprehensive plan.

The subdivision located north of the annexation area, the Grand Ridge Subdivision, is the only other land between the annexation area and the city limits. All of the lots within the Grand Ridge Subdivision are within the 15,000 square foot range. Staff would recommend including this subdivision in the zoning effort.

Recommendations

Staff recommends that the Planning Commission conduct a public hearing, take testimony and provide a recommendation to the City Council.

Exhibits

1. Comprehensive Plan Map
2. Zoning Map

Exhibit 1.

Grand Ridge Area Comprehensive Plan Designation



Comprehensive Plan

-  Single-Family_Low
-  Single-Family_Medium
-  Single-Family_High
-  Multi-Family_Low
-  Multi-Family_High
-  Commercial
-  Light industrial/Business park
-  Industrial
-  Park
-  Open space/Green space
-  Water
-  City Limits
-  Urban Growth Area (UGA) Boundary

