

Planning Analysis & Property Information

VA-2025-14

Applicant:	John Owens		
Owner:	Betty Daugharty & Dean Brooks		
Request:	Rezone a total of 49.92 acres from Planned Residential Development (PRD) and Highway Commercial (C-H), to a combination of Multi-Family Residential (R-M) and Single-Family Residential (R-10).		
Property General Information			
Size & Location:	Portions of two (2) parcels consisting of 49.92 acres located at the SW corner of Inner Perimeter Road and Jaycee Shack Road.		
Street Address:	< no street address assigned >		
Tax Parcel ID:	Map # 0149B Parcel: 007 Map # 0149D Parcel: 040	City Council District:	4 <i>Councilman Howard</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	PRD, C-H	Vacant land (uncleared)
	Proposed:	R-M, R-10	Multi-Family residential & single-family subdivision
Adjacent Property:	North:	C-H, R-P	Commercial self-storage, offices, church
	South:	R-10, R-M	Single-family neighborhood, proposed apts
	East:	R-6, R-10	Vacant land, developing single-family subdivision
	West:	R-P, R-10	Vacant land, single-family neighborhood
Zoning & Land Use History	The subject property was part of an approved "Planned Development" mixed-use proposal from 2004, consisting of PRD, C-H and R-6 zoning areas (file # VA-2004-40). This was an annexation & rezoning request from county zoning designations of A-U, F-H and R-10, >> city zoning designations of C-H, R-6 and PRD) The R-6 area was later rezoned to R-M in 2009, as part of the citywide post-LDR implementation of R-M zoning (file # VA-2009-16). This master planned development would have consisted of 275 dwelling units + some undetermined amount of commercial development on 3+ acres. This proposed development never got started, and the property has remained vacant (uncleared) and in the same ownership these past 21 years.		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area		
Natural Resources:	Vegetation:	Natural forest	
	Wetlands:	Depicted NWI wetlands on small portions of the property	
	Flood Hazards	FEMA designated 100-year floodplain along portions of the Knights Creek drainageway	
	Groundwater Recharge:	No known significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species on or near the property.	