
BRADLEY RIDGE FILING 3B PARK REZONE

PROJECT STATEMENT

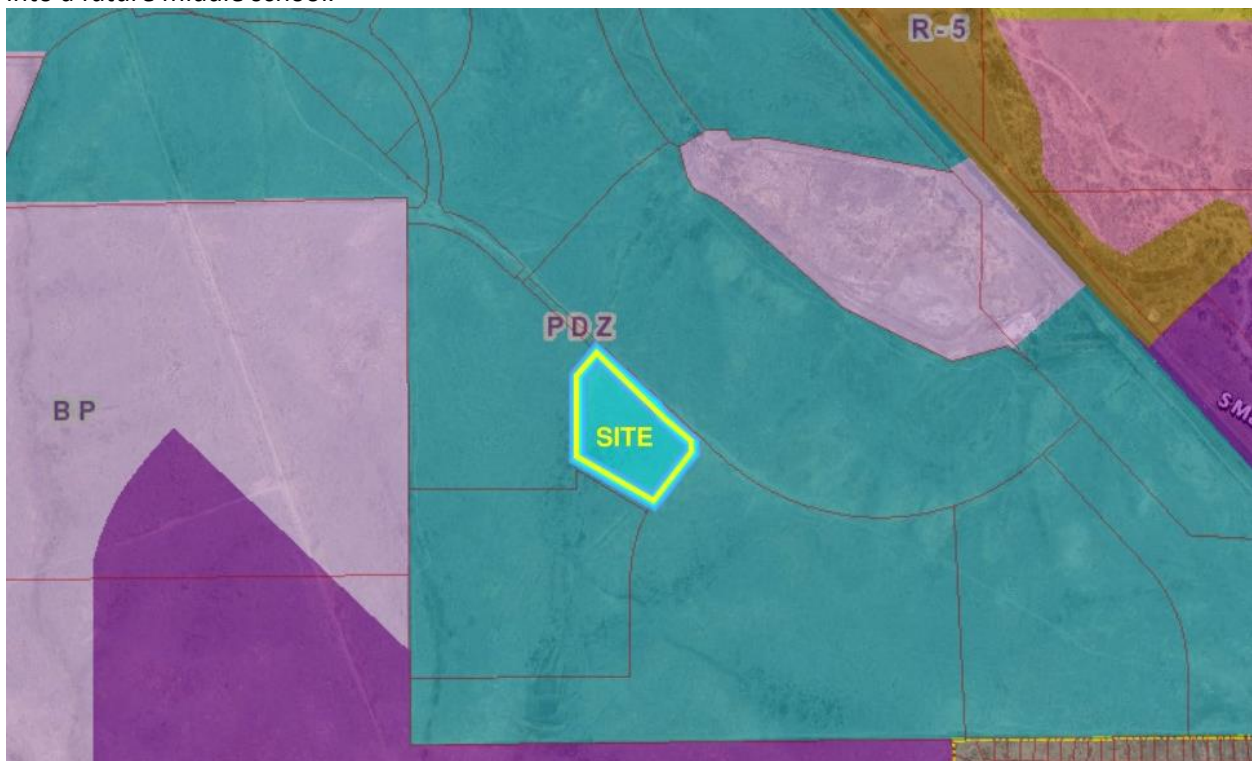
SEPTEMBER 2024

REQUEST

N.E.S. Inc., on behalf of ROI Property Group, LLC requests approval of a zone change from PDZ AP-O (Planned Development Zone with Airport Overlay) to PK AP-O (Public Park with Airport Overlay).

LOCATION AND ZONING

The Bradley Ridge filing 3B Park rezone site is comprised of 6.1 acres, is located west of Bradley Ridge Drive and Campo Drive and is undeveloped. The site is currently zoned PDZ AP-O and proposed to be rezoned to PK AP-O. The site is surrounded by PDZ AP-O zoning on all sides. This rezone will be the first step toward fulfilling a portion of the parkland dedication requirements for development within the Bradley Heights Concept Plan boundaries. The parcels to the southeast, west, and north are all proposed to be developed into low-density residential and the property to the south is proposed to be developed into a future middle school.



CONFORMANCE WITH LAND USE STATEMENT REVIEW CRITERIA (CODE SECTION 7.5.514.A-3.a)

The Manager may waive the requirement for approval of a Land Use Plan if the Manager determines that requiring approval of a Land Use Plan would not serve the purposes of this Section or the UDC because:

- 1. The land area under review is less than ten (10) acres and is planned to be developed in a single phase;**
The proposed rezone site is 6.1-acres and will be developed in a single phase.
- 2. The land is contained in and subject to a previously approved Master or Concept Plan;**
This site is within the Bradley Heights Concept Plan boundaries (COPN-22-0020). The concept plan identifies this site as a future park site which is consistent with the proposed PK zone district.
- 3. The land is included in a Development Plan application;**
This site is within the Bradley Ridge filing 6 Development Plan (PUDD-23-0050).
- 4. The land area is part of an established surrounding development pattern;**
The lot proposed to be rezoned is part of an established development pattern. The properties surrounding the project site are planned for low-density residential and a school site. The park site will support the future neighborhood.
- 5. The proposed zoning pattern for the land aligns with adjacent existing zoning or development; and/or**
The proposed PK zoning aligns with the future residential developments and school site. The PK zoning will allow this site to be developed as a park and eventually dedicated to the city.
- 6. Major infrastructure or urban services for the land including but not limited to access points and roadway systems, have already been established and are not proposed to be changed.**
Major infrastructure needed for the park including roadways and access points have, or will be, constructed prior to the development of the park.