

FACT SHEET FOR ISSUE #88

REZONING ON THE NOVEMBER 7, 2023 BALLOT

Purpose

On 7/5/23, the Planning Commission recommended approval of a request from Chad Chillemi of Chillemi Development Co. to rezone property he owns on the north side of Center Ridge Road at the east corporate limits (PPN 214-27-013 & 054) from R-1F-80/One-Family Residential and RMF-24/ Multifamily Residential District to Small Scale Residential Planned Unit Development District. Council approved Ordinance 2023-53 on 7/20/23 for this rezoning; however, per City Charter SECTION IV-13, RIGHTS RETAINED BY PEOPLE, any such rezoning that increases the residential density permitted in any residential district requires a citywide referendum at the fall general election.

PPN 214-27-054

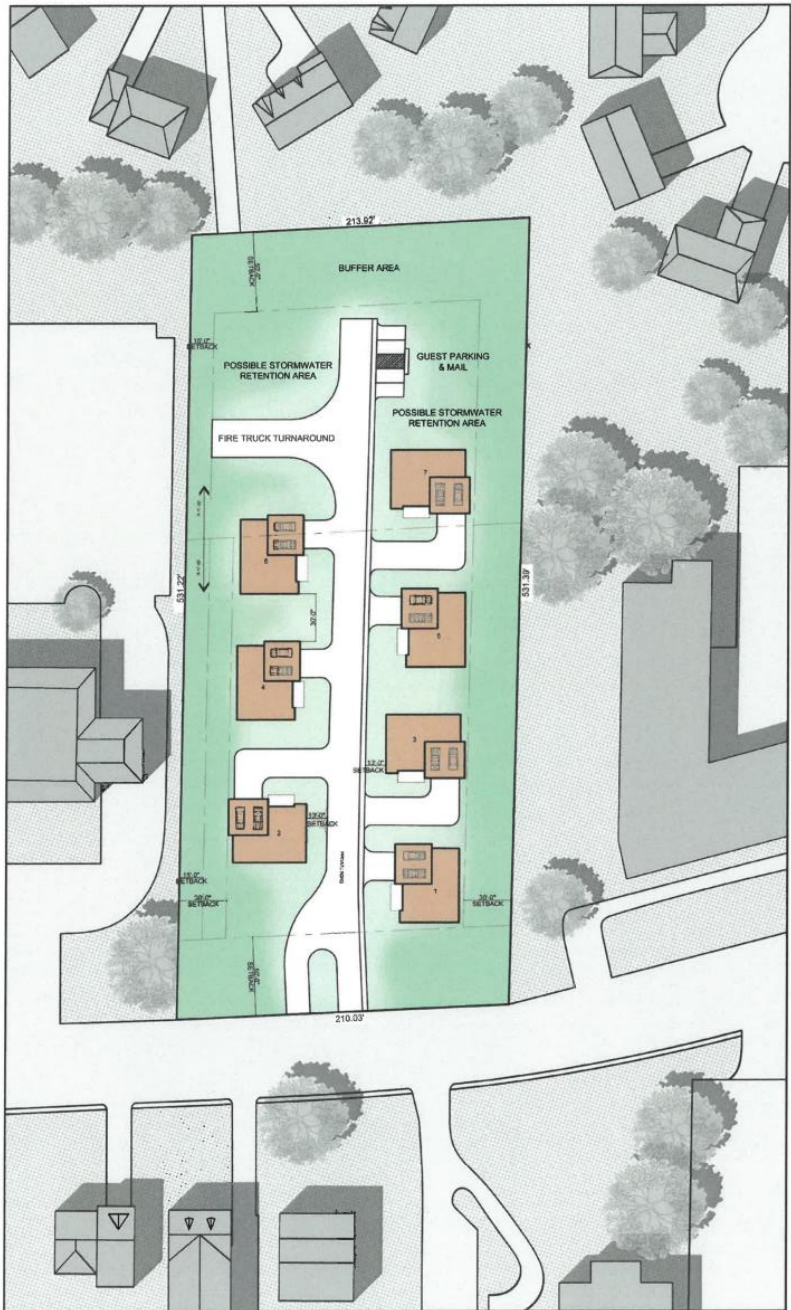
- This 2,256 s.f. strip of land connects with Hunter's Point Subdivision to the north and is the location of a public sidewalk in an easement.
- No changes will be made to this sidewalk or easement because of this rezoning.

PPN 214-27-013

- 2.53 acres with +/-1.01 acres zoned R-1F-80 One-Family Residential and +/-1.52 acres zoned RMF-24 Multifamily Residential.
- Under the current zoning, this property could be developed with two one-family residential lots on the R1F-80 zoned property and four cluster homes on the RMF-24 zoned property for a total of six units.
- The main purpose of this rezoning is because it allows one additional cluster home for a total of seven units.
- As a planned unit development zone, only cluster homes will be allowed. If rezoned, it could not be switched later to townhomes or apartment buildings.
- In accordance with Zoning Code Chapter 1212, a preliminary development plan was required and approved prior to the companion amendment to the Zoning Map (Ordinance 2023-53). This preliminary development plan is on the following page.
- If the rezoning is successful, the developer will need to apply to the City for final development plan approval. At that time, there may be some refinements made to the preliminary development plan, that is a more a general layout of the development. Overall, the development plan is expected to be much like the approved preliminary development plan.



**APPROVED
PRELIMINARY
DEVELOPMENT
PLAN**



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WESTLAKE

**Proposed Zoning Amendment
City of Westlake**

A majority affirmative vote is necessary for passage.

Shall the Zoning Map of the City of Westlake be amended to change the zoning of certain land located at the north side of Center Ridge Road at the east corporate limits, being all of PP#'s 214-27-013 and 214-27-054, from R-1F-80 District and R-MF-24 District to Small Scale Residential PUD District?

**Propuesta de Enmienda a la Zonificación
Ciudad de Westlake**

Se requiere un voto afirmativo por mayoría para su aprobación.

¿Deberá enmendarse el Mapa de Zonificación de la Ciudad de Westlake para cambiar la zonificación de ciertos terrenos ubicados en el lado norte de Center Ridge Road en los límites corporativos del este, siendo la totalidad de las PP núms. 214-27-013 y 214-27-054, de Distrito R-1F-80 y Distrito R-MF-24 a Distrito PUD Residencial de Pequeña Escala?