



Planning and Economic Development
Sara Roediger, AICP, Director

From: Kristen Kapelanski
To: Planning Commission
Date: October 13, 2021
Re: Avon Rochester Multiple Family

The City was recently approached about the development of approximately 7 acres near the northeast corner of Avon and Rochester Roads adjacent to the recently approved Avon and Rochester Mixed Use, currently used as part of the Shelton dealership. The property is zoned O-1 Office and B-3 Commercial with a Mixed Residential Overlay and master planned for Single Family Residential. The applicant would like to construct 130 attached residential units in seven buildings, which could not be accommodated under zoning. As such, a PUD, rezoning or conditional rezoning would be required. The applicant has not submitted formal plans to the City staff for review and is only looking to obtain initial feedback from the Planning Commission on the potential for such a project and the next steps moving forward. Additional information and an optional site layout is attached.

Zoning Map



Future Land Use Map

