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A second legislative public hearing for a Conditional District Compact Community rezoning request by Herndon Farms One, LLC for an active-adult (55 and older) compact community with 161 residential units, congregate care facility, one-story office/daycare, community gardens, and barn for events on approximately 97.86 (previously 96.86 acres) acres being Parcels 93852, 2752, 18750, 18897, 18896, and 18909, located on US 15-501 N split by Williams and Baldwin townships.

..ABSTRACT**Action Requested:**

A second legislative public hearing for a Conditional District Compact Community rezoning request by Herndon Farms One, LLC for an active-adult (55 and older) compact community with 161 residential units, congregate care facility, one-story office/daycare, community gardens, and barn for events on approximately 97.86 (previously 96.86 acres) acres being Parcels 93852, 2752, 18750, 18897, 18896, and 18909, located on US 15-501 N split by Williams and Baldwin townships.

Introduction & Background:

A public hearing was held on June 21, 2021 and there were several issues discussed and the applicant was requested to review those items and be prepared to provide the Board with revisions to the application. The Board of Commissioners continued the public hearing to allow the applicant time to make corrections, modifications, or clarify various aspects of the design.

One significant change that has occurred since the June 21 meeting is withdrawal of the General Use Light Industrial rezoning application to rezone one acre that is to be located on Parcel 2752 for a wastewater treatment plant that could also serve areas outside the development. That parcel is located on the opposite side of US 15-501 from the proposed housing portion of the compact community. The applicant withdrew that request and absorbed that parcel into the conditional district compact community rezoning application so that wastewater system will only serve the Herndon Farms Compact Community.

Other additional information may be provided at the public hearing.

Discussion & Analysis:**How does this relate to the Comprehensive Plan:****Recommendation:**