



# **#RZON-001007-2024**

## **Fremont Township**

**Map Amendment from  
General Office (GO) to  
Agricultural (AG)**

**October 30, 2024**

# Rezoning Request

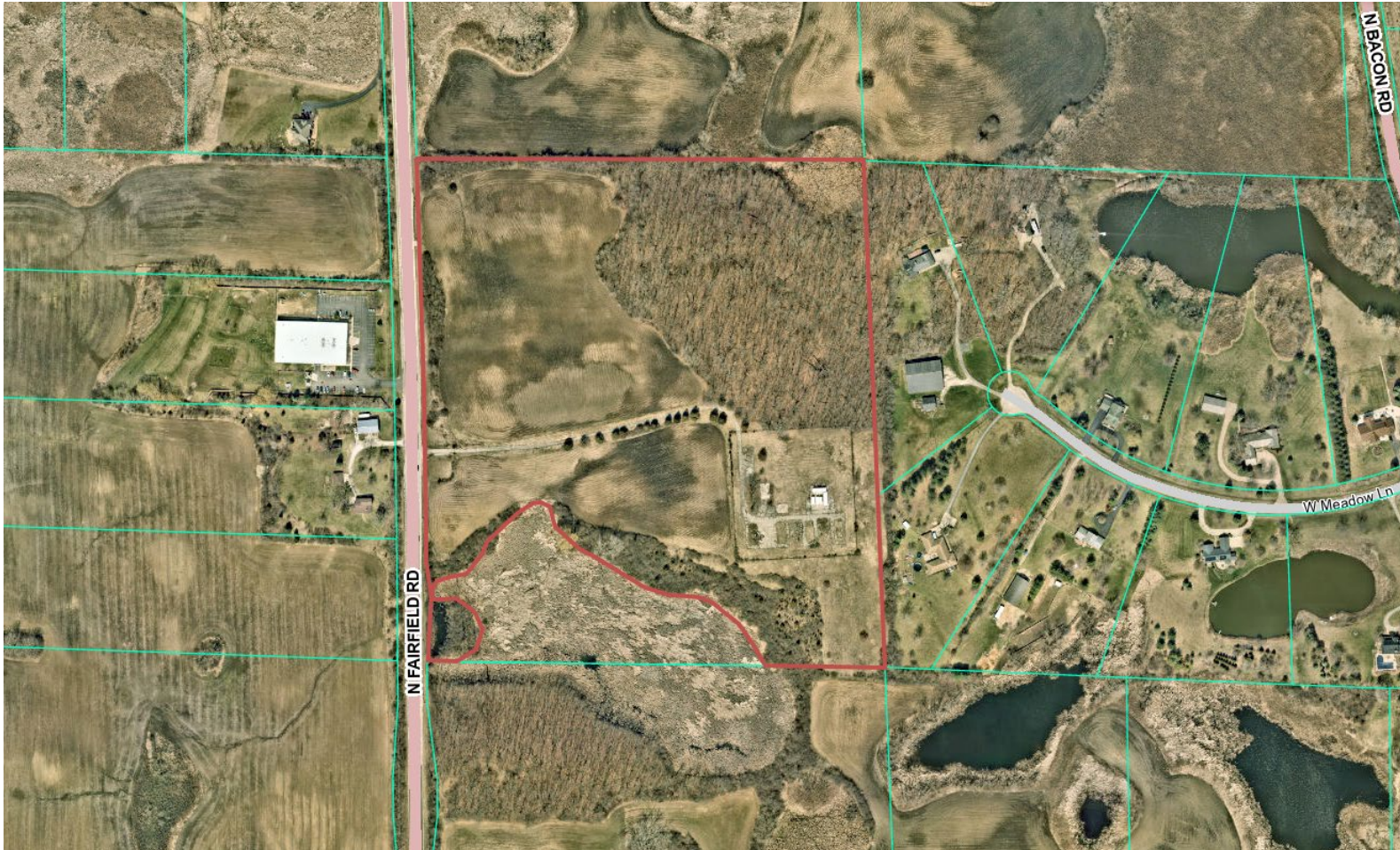
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**ZBA CASE #:** RZON-001007-2024

**REQUEST:** Map Amendment (Rezoning) Request of approximately 35 acres of a 38.96-acre parcel from the General Office (GO) Zoning District to the Agricultural (AG) Zoning District

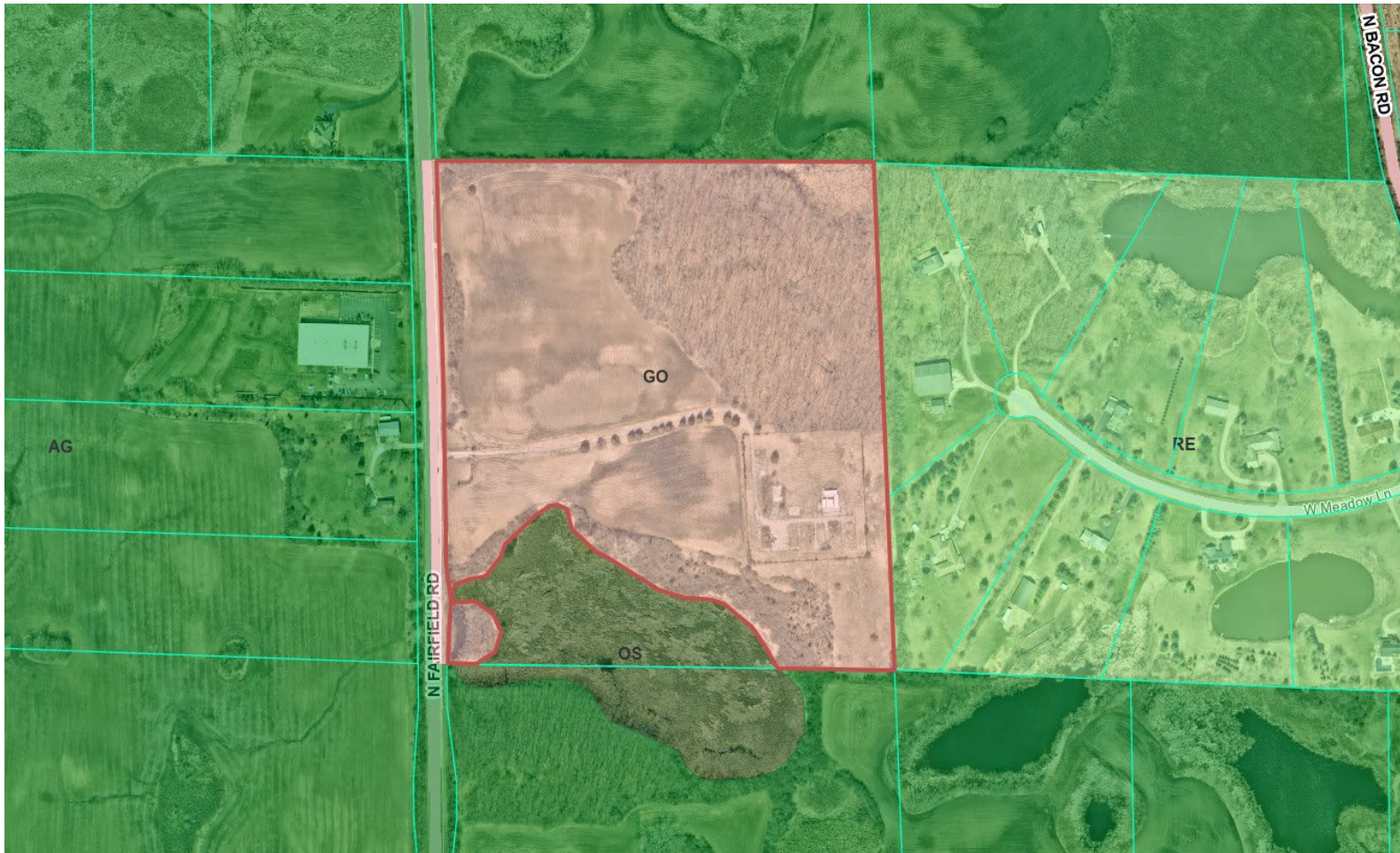
**PETITIONER:** LPH Properties, LLC

# Location Map



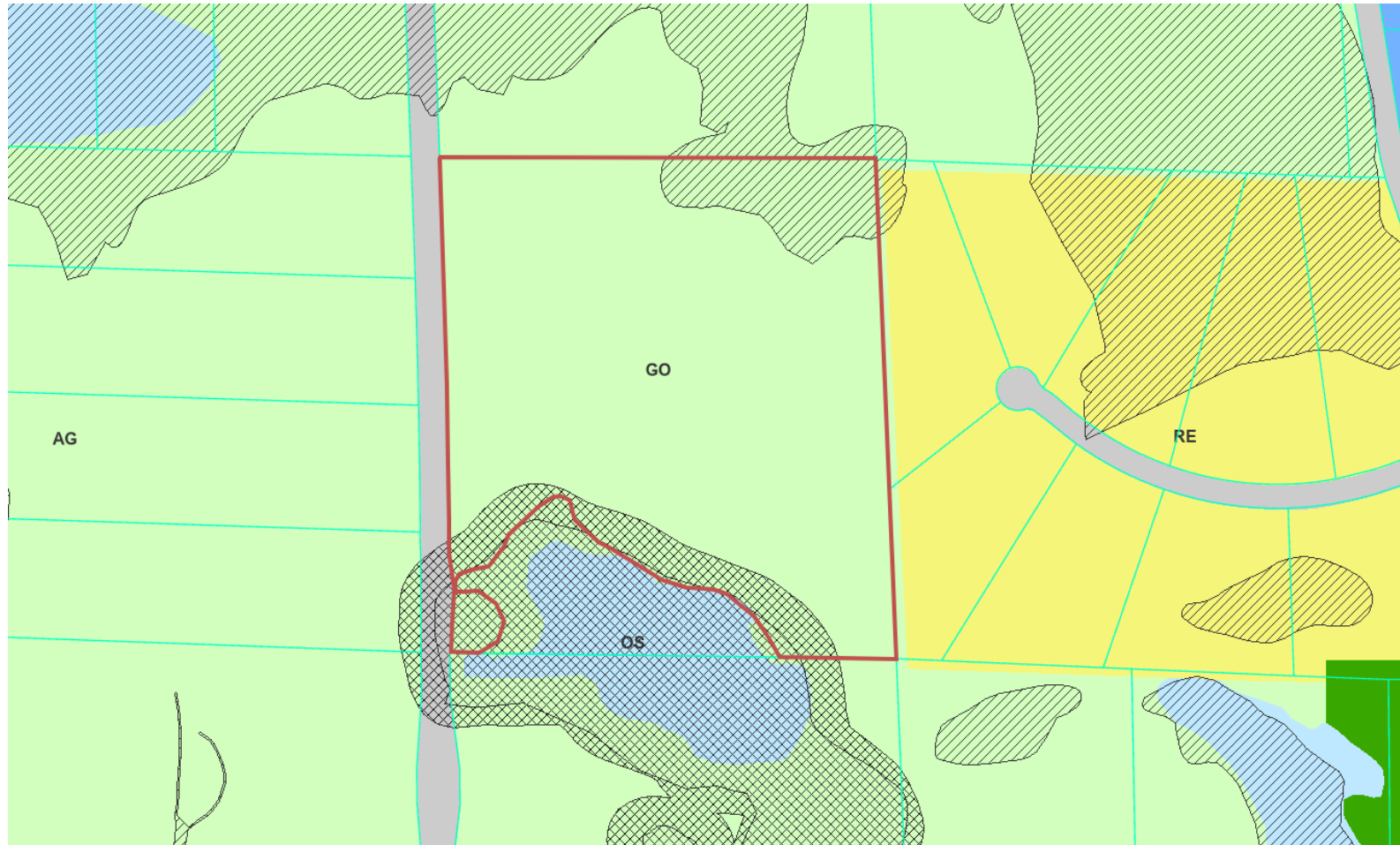
- The subject property is 38.96 acres.
- Located on east side of N. Fairfield Road, in Fremont Township
- Access from N. Fairfield Road

# Zoning / Land Uses



- **SUBJECT PROP:** GO and OS/Agricultural and Vacant
- **EAST:** RE/SFDs
- **NORTH:** AG/Agricultural
- **WEST:** AG/Agricultural
- **SOUTH:** AG/Agricultural

# Future Land Use



- Residential Single-family Large Lot (>3-acre lot density)
- Residential Single-family Medium Lot (1 to 3-acre lot density)
- Residential Single-family Residential (0.25 to 1-acre lot density)
- Residential Single-family Small Lot (
- Residential Multifamily
- Public and Private Open Space
- Utility/Waste Facilities
- Transportation
- Agricultural
- Water

# Existing Site Conditions

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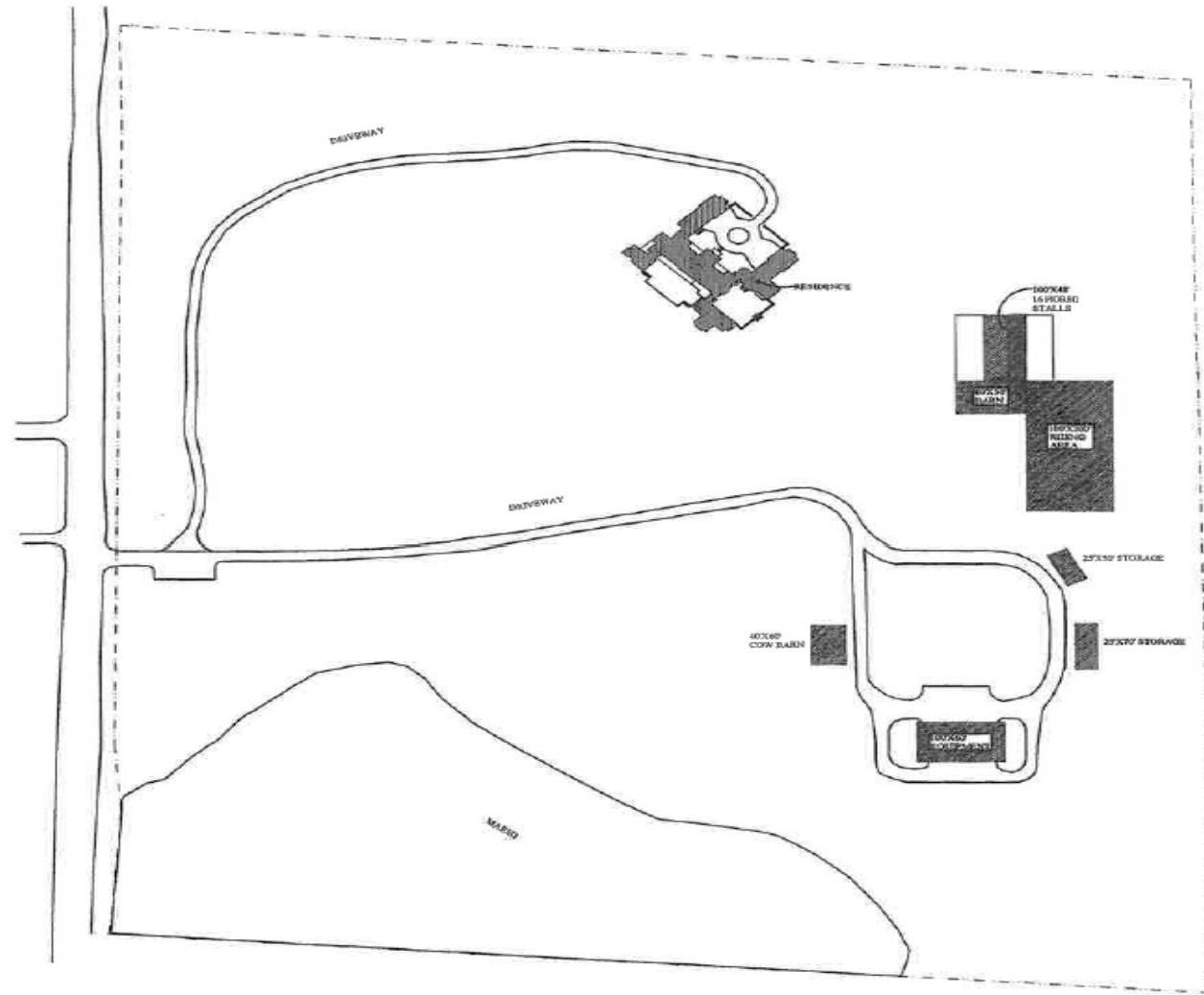


# Property History





# Proposed Site Layout



# Legislative Summary

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- **A public hearing was conducted by the Zoning Board of Appeals on October 9, 2024**
- **Rezoning request from the General Office (GO) zoning district to the Agricultural (AG) zoning district.**
- **The ZBA unanimously recommended approval of the rezoning request.**

# Zoning Board of Appeals Recommendation and Findings

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- 1. The request is consistent with the Lake County Future Land Use Map.**
- 2. Rezoning the property will bring the property into alignment with the surrounding zoning and uses.**
- 3. The proposed uses are more consistent with the neighboring parcels than uses that are permitted by right within the General Office (GO) zoning district.**
- 4. Low density development should not overburden local public resources.**
- 5. Rezoning of the parcel will not have an adverse impact on neighboring properties.**
- 6. The subject parcel meets the area and width requirements of the Agricultural (AG) zoning district.**

# Next Step

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- **ZBA Review – 10/9/2024**
- **PBZE Review – 10/30/2024**
- **County Board Action – 11/12/2024**



**Questions**