

**ZONING DOCKETS FROM THE APRIL 30, PLANNING AND DEVELOPMENT COMMITTEE
MEETING**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-11	Joel Vause Flamingo Drive at Alco Street R-20 to R-15 P012000201200, P012000201300 and P012000203400	20	A	A	A	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 16, 2012 were:</p> <p><u>Speakers For</u> (1) Applicant would like to allow an additional lot for subdividing for homes</p> <p><u>Speakers Against</u> (1) Prefers the property to stay undeveloped for bird watching (2) Afraid of manufactured homes being put on site as the applicant owns several in another location (3) Concerned about traffic and safety of children (4) Asked if covenants were in place for this property and what the homes built will look like</p>					Petition/Letter For – Against –
Staff Report	<p>The area is characterized by parcels of varying sizes. Although the area was originally zoned R-20, Single-Family Residential, several parcels have been rezoned to R-15, Single-Family Residential, and R-12, Single-Family Residential. These parcels were all rezoned at various times (see zoning map) from the original R-20, Single-Family Residential, zoning to higher density zoning districts. As this area is classified as a higher density area by the Comprehensive Plan, the proposed R-15, Single-Family Residential, zoning would be in character with the development pattern in the area. Based on the aforementioned reasons, staff recommends approval of the request.</p>					