

**ZONING DOCKETS FROM DECEMBER 3, 2012 P AND D COMMITTEE MEETING**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2012-46</b>	STM Acquisition and Development, Inc. Woodruff Road C-2 to R-M16 0548020103204 (portion)	27	A	A	A	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 19, 2012 were:</b></p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> <li>(1) Current zoning permits multifamily residential developments at the same density but must comply with an interior parking condition that is not conducive based on the shape of the parcel and amount of road frontage</li> <li>(2) Interested in connectivity with adjacent businesses and have approached some of the adjacent businesses</li> </ul> <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> <li>(1) None</li> </ul>					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
<b>Staff Report</b>	<p>Staff is of the opinion the requested R-M16, Multifamily Residential, district is appropriate at this location considering the surrounding mix of land uses and lack of residential options in this area. This zoning district would create a transition between the commercial area along Woodruff Road and the residential areas to the south on Woodruff Road. In addition, there is an absence of higher density multifamily uses in this area, which is characterized by ample retail, commercial, and service uses. The proposed zoning classification would allow for a greater mix of uses in the Subregional Center. It should also be noted the existing C-2, Commercial, zoning permits multifamily residential dwellings at a maximum density of 16 units per acre. Based on these reasons, Staff recommends approval of the R-M16, Multifamily Residential, district request.</p>					