

ZONING DOCKETS FROM MAY 22, 2013 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-20	Barbara Morris 2802 E. North Street R-M20 to C-1 0279000101200 and 0279000101300	22	A	A	A	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 20, 2013 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Would like to rezone to open an alternative health center, café, and wedding venue (2) Keep in line with neighborhood style (3) Could build tall apartments, but would like to keep it small <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) Traffic concerns (2) Townhome residents adjacent concerned about commercial next door (9 stand) (3) Storm water issues (4) Fear there will not be a sufficient buffer because of power lines (5) Noise with weddings at night 					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
Staff Report	<p>The subject site is occupied by a vacant single-family residence and an undeveloped area. The immediate area on the south side of E. North Street consists of various nonresidential uses as well as medium density residential uses. C-1, Commercial, zoning is considered to be a district to provide for commercial establishments for the convenience of local residents and this location would allow for pedestrian access from the adjacent medium density residential uses in the area as well as the adjacent office and other commercial uses in the immediate area. The Future Land Use Map designates E. North Street as a Neighborhood Corridor and C-1, Commercial, zoning and permitted uses are considered appropriate along these corridors.</p> <p>Based on the aforementioned reasons, Staff is of the opinion the C-1, Commercial, request is appropriate at this location and recommends approval of the request.</p>					