

Zoning Docket from February 2, 2015 P and D Meeting

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|---|----------|------------|-------------------|------------------|---|
| CZ-2015-08 | John E. Shaw for Sara J. Lambert 125 Farris Bridge Road B015000200100 9.64 acres R-12 to R-M10 & C-3 | 19 | Denial | Denial 1/28/15 | Denial 2/2/15 | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on January 12, 2015 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <p>a) Property is under contract for a 36 unit multi-family project. Project to be subsidized, but not "Section 8" housing. Units would have specific application criteria. Company developing project out of Alabama has 98% occupancy rate in other similar projects.</p> <p>b) Negotiating with a discount grocer for commercial area.</p> <p>c) Will be similar to 36 units constructed north across Berea Heights Rd.</p> <p>d) Units would have specific application standards</p> <p><u>Speakers Against</u></p> <p>1) Property values stagnant for single family homes in the area.</p> <p>2) 12 apartment complexes within one mile of the subject property (many of them with vacancies).</p> <p>3) Public safety concerns with multi-family development. Lots of emergency calls in the area due to multi-family development and low income housing. Law enforcement cannot handle current call volume.</p> <p>4) Single-family development would promote more neighborhood pride than multi-family development.</p> <p>5) Other nearby vacant commercial buildings could be used for discount store.</p> <p>6) Endangered Red Shoulder Hawk living on the property.</p> | | | | | <p>Petition/Letter For: None</p> <p>Against: Petition (99 signatures)</p> |
| Staff Report | <p>The subject property is a 9.64 acre parcel of undeveloped property on the southwest corner of the intersection between Farris Bridge Road and Berea Heights Road. The parcel has approximately 535 feet of frontage along Farris Bridge Road and approximately 445 feet of frontage along Berea Heights Road.</p> <p>The subject parcel is zoned R-12 (Single Family Residential); this application is requesting to rezone a 7.0 acre portion of the property to R-M10 (Multifamily Residential) and the remaining 2.64 acre portion of the property to C-3 (Commercial). The principal use of land (for R-M10) is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development. The C-3 district is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.</p> | | | | | |