

Zoning Docket from January 11, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-05	Eugene Kenneth Iozzino for Carl Vaughan Schmidt, Jr. 100 Block of All Star Way 0540020103701 R-20, Single-Family Residential to FRD, Flexible Review District	22	Denial	Approval 1/27/16	Approval as amended 2/1/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 11, 2016 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Eugene Iozzino - Applicant <ul style="list-style-type: none"> • Builds small quaint neighborhoods that preserve most of the neighborhoods surrounding landscape • Looking to enhance the value of local surrounding property • Proposing 2,500sqft homes • Low maintenance yards • Homes projected cost around the \$260,000 range <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Resident <ul style="list-style-type: none"> • Flooding an issue in this area • Concerned about the value of the property 2) Resident <ul style="list-style-type: none"> • Concerned about increased flooding • Want property values to remain high and increase over the years • Concerned about neighborhood power outages and if this neighborhood would affect it 3) Resident <ul style="list-style-type: none"> • Concern for the number of houses going into this lot • States that trees are not a buffer • Concerns over the transformer blowing in the area 4) Resident <ul style="list-style-type: none"> • Concern for storm water and would like a more detailed plan • Believes storm water detention should be required • Believes parcel size should stay consistent with the R-20 zoning <p>List of meetings with staff:</p> <ul style="list-style-type: none"> • November 17, 2015 – meeting with applicant • December 8, 2015 – meeting with applicant 	<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>				
Staff Report	<p>The subject parcel is 5.0 acres of property located on All Star Way and approximately 870 feet north of Pelham Road. The subject parcel has approximately 1,000 feet of frontage along All Star Way.</p> <p>The applicant states the proposed land use is for a Patio Home Neighborhood.</p> <p>Staff's opinion is that the current R-20 zoning is appropriate and this requested rezoning would have significant impact on the surrounding area. The proposal is inconsistent with the surrounding zoning and density of the surrounding established neighborhood. Further, this site contains a significant flood zone, a proven hazard area. This flood area should be avoided, especially from significant</p>					

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	residential development, to ensure safety of homes during major storm events. Based on these reasons, staff recommends denial of the requested FRD, Flexible Review District.
P&D Committee	February 1, 2016: The Committee amended the application to add a 25 foot buffer to include evergreen vegetation to screen from adjacent residential uses.