

**Zoning Docket from February 22, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-12	Patrick Neal Fogleman for RJR Venture Group LLC 1607 and 1609 Roper Mountain Road 0547030100702 and 0547030100714 R-S, Residential Suburban To R-15, Single-Family Residential	21	Approval	Approval 2/24/16	Approval 2/29/16	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 22, 2016 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant, Neil Fogelman <ul style="list-style-type: none"> <li>• Proposing single-family residential, proposing 8 lots</li> <li>• \$450-\$500K</li> <li>• Received one call from a resident of Roper Mountain Estates and was in approval but wanted to know if there would be a connection to their subdivision</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p>					<p><b>Petition/Letter For:</b> none</p> <p><b>Against:</b> none</p>
<b>Staff Report</b>	<p>The subject parcel is 3 acres of property located on Roper Mountain Road approximately 0.5 miles east of the intersection of Roper Mountain Road and Garlington Road. The parcel has approximately 160 feet of frontage along Roper Mountain Road. These parcels are located in an area where GPATS has designated plans to widen Roper Mountain Road.</p> <p>The applicant states the proposed land use is for a residential subdivision. This location has good proximity to an arterial roadway, a good network of residential roads, and would be adjacent to a wide variety of housing types. The depth of the property lends better to the proposed residential instead of introducing commercial to this side of Roper Mountain Road. At the time of this rezoning, significant roadwork is underway on Roper Mountain Road, and the addition of this residential development would commit a smaller increase in traffic to the road than a similarly sized commercial development.</p> <p>It is staff's opinion that this requested rezoning would have little impact on the surrounding area. The proposal is consistent with future land use map of the comprehensive plan, and aligns with the overall residential uses of this location.</p> <p>Based on these reasons, staff recommends approval of the requested R-15, Single-Family Residential.</p>					