

Zoning Docket from April 16, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-24	Gabriel Ricardo Tovar 2815 Poinsett Highway 0435000100200 R-10, Single-Family Residential to C-3, Commercial	19	Denial	Denial 4-25-18	Denial 4-30-18	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 16, 2018 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel zoned R-10, Single-Family Residential, is 0.71 acres of property located on Poinsett Highway approximately 0.55 miles south of the Old Buncombe Road and Poinsett Highway interchange. The parcel has approximately 75 feet of frontage along Poinsett Highway. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states the proposed land use is for office use and retail.</p> <p>The subject site is located along Poinsett Highway, a major arterial road. The surrounding zoning is PD, Planned Development to the north, C-1, Commercial to the east and R-10, Single-Family Residential to the south and west. The surrounding land uses are vacant wooded land and single-family residential. Staff is concerned that rezoning this parcel to C-3, Commercial would have negative impacts on the surrounding residential to the south and west of the subject site. Staff also has concerns that rezoning to C-3, Commercial would allow for a more intense use than the adjacent C-1, Commercial use. The subject site is also not consistent with Cherrydale Area Plan, recommending Medium Density Residential.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-3, Commercial.</p>					