

Zoning Docket from September 17, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-60	Robert J. Julian for Judith A. Machmer Anderson Road and Conwell Street 0112000900800 and 0112000900900 R-M20, Multifamily Residential to C-1, Commercial	23	Approval	Approval 9-26-18	Approval 10-1-18	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 17, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Owns building to the east / C-1 and C-2 properties • Currently upgrading the existing building and plans to build on the property next to it • Works as a designer/builder/contractor in the area • Wants to build a modern type building • Create something that residents in the area can walk to <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For:</p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject site is located in the <u>Sterling Neighborhood Master Plan</u>, which recommends 6 or more residential units per acre. There are no new road improvements planned for this area and level of service is not available.</p> <p>SUMMARY:</p> <p>The subject parcel zoned R-M20, Multifamily Residential, is 0.44 acres of property located on Anderson Road approximately 1.4 miles west of the intersection of Augusta Street and Mills Avenue. The parcel has approximately 110 feet of frontage along Anderson Road and 50 feet of frontage along Conwell Street. The applicant is requesting to rezone the property to C-1, Commercial.</p> <p>The applicant states the proposed land use is for office, retail, food or a walk-in medical clinic, etc.</p> <p>CONCLUSION:</p> <p>The subject site is located along Anderson Road, a minor arterial that has seen recent redevelopment over the past few years. Staff is of the opinion rezoning this parcel to C-1, Commercial would be consistent with the commercial to the east of the parcel, along with existing commercial zoning and uses along Anderson Road. It is also supports the vision described in the <u>Sterling Neighborhood Master Plan</u>.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial.</p>					