

ZONING DOCKETS FROM THE MARCH 28, 2012 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-8	John G. Lundberg Cline Street (Taylors) R-20 to R-10 T034010201500	18	A	A	A	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 19, 2012 were:</p> <p><u>Speakers For</u> (1) Would like to have 5 buildable lots instead of 3 (2) Have no definitive plans for development right now (3) Willing to sell to another developer/owner</p> <p><u>Speakers Against</u> (1) Site is a nuisance right now (2) 5 lots is too much for this location based on what exists in the surrounding area</p>					Petition/Letter For – Against – 4 stood
Staff Report	The parcels to the west across Edwards Street are all zoned R-10, Single-Family Residential, or R-12, Single-Family Residential, and are occupied by single-family residences in subdivisions. These subdivisions were all rezoned at various times (see zoning map) from the original R-20, Single-Family Residential, zoning to a higher density zoning district. Staff and Council recommended approval of all the rezoning requests along Edwards Street because this area has been deemed appropriate for infill development due to existing infrastructure in the area. There are varying lot sizes in the immediate area, including lots less than 10,000 square feet to the adjacent east and lots in the Lee East and Abigail Springs subdivisions. The proposed R-10, Single-Family Residential, zoning would be in character with the development pattern in the area. Based on the aforementioned reasons, Staff recommends approval of the R-10, Single-Family Residential, request.					