

ZONING DOCKETS FROM APRIL 1, 2013 P AND D MEETING

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|--|----------|------------|-----------|----------|--|
| CZ-2013-12 | Greg Saad 409 S. Washington Avenue C-1 to S-1 0227000201501 | 25 | D | A | A | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on March 18, 2013 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Rezone for redevelopment of the property that they have upgraded (2) Need to “flip-flop” zoning districts on properties across from each other (3) Structure is better suited for S-1 uses due to large doors and open bays for auto repair <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) None | | | | | <p>Petition/Letter</p> <p>For –</p> <p>Against –</p> |
| Staff Report | <p>The site is currently occupied by a vacant automobile repair garage and over time has been occupied by service/commercial uses. Staff is of the opinion that the uses permitted in the S-1, Services, district are not appropriate on the north side of South Washington Avenue based on the surrounding residential uses and commercial uses across South Florida Avenue. As noted in the area characteristics section above, the parcel to the west is currently being requested to be rezoned from S-1, Services, to C-1, Commercial. The intent of the S-1, Services, district is to provide a transition between commercial and industrial districts. In this instance, the property is surrounded by residential uses to the adjacent north and west and is on a corner across from commercial uses and parcels zoned commercial.</p> <p>Staff is of the opinion commercial zoning of the property, is more consistent with the surrounding uses and commercial zoning classifications. Based on the aforementioned reasons, Staff is of the opinion the S-1, Services, request is not appropriate at this location and recommends denial of the request.</p> | | | | | |