

**ZONING DOCKETS FROM APRIL 1, 2013 P AND D MEETING**

| <b>Docket Number</b>   | <b>Applicant</b>  | <b>CC DIST.</b> | <b>STAFF REC.</b> | <b>GCPC REC.</b> | <b>P&amp;D REC.</b> | <b>COUNCIL ACTION</b>                         |
|------------------------|---|-----------------|-------------------|------------------|---------------------|---|
| <b>CZ-2013-7</b>       | Mina Kelada<br>1616 Anderson Road<br>R-M20 to C-3<br>0226000202001  | 23              | D                 | D                | D                   |   |
| <b>Public Comments</b> | <p><b>Some of the general comments made by Speakers at the Public Hearing on March 18, 2013 were:</b></p> <p><u>Speakers For</u><br/>(1) Want to rezone to allow for a car lot on site</p> <p><u>Speakers Against</u><br/>(1) None</p>  |                 |                   |                  |                     | Petition/Letter<br><br>For –<br><br>Against – |
| <b>Staff Report</b>    | <p>The site is currently occupied by a single-family residence. The adjacent properties and the properties along the north side of Anderson Road in this immediate area also are zoned R-M20, Multifamily Residential, and are occupied by single-family or two-family (duplex) residential uses. The proposed rezoning request to C-3, Commercial, permits uses that are neither consistent with nor compatible with the surrounding residential land uses.</p> <p>These are some highlighted goals from the approved Judson Plan (2012):</p> <p>GOAL: Create and implement programs to effectively increase community clean-up efforts and to identify and address code violations</p> <ol style="list-style-type: none"> <li>3. Create an overlay district or other regulatory method to enforce better quality design and upkeep of houses</li> <li>4. Identify opportunities for aesthetically pleasing gateways, green spaces, parks, and trails throughout the community</li> </ol> <p>As noted above, the Judson Plan approved March 2012 calls for the area to maintain the current character and uses which are primarily residential in this vicinity. Based on the aforementioned reasons, Staff is of the opinion the C-3, Commercial, request is not appropriate at this location and recommends denial of the request.</p> |                 |                   |                  |                     |   |