

**ZONING DOCKETS FROM NOVEMBER 4, 2013 P AND D COMMITTEE 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-2013-44</b>      | Lisa Flanagan<br>115 Page Drive<br>S-1 to R-10<br>0232000100900  | 23              | Approval          | Approval         | Approval            |  |
| <b>Public Comments</b> | <p><b>Some of the general comments made by Speakers at the Public Hearing on October 14, 2013 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Applicant recently had real estate transaction fail due to the property being zoned commercial. Surrounding properties are residential and likely will have the same issue when they choose to sell their property. Applicant asks for residential zoning to facilitate the sale of their property.</li> </ol> <p><u>Speakers Against</u></p> <p>None</p>  |                 |                   |                  |                     | <p>Petition/Letter</p> <p>For – None</p> <p>Against – None</p> |
| <b>Staff Report</b>    | <p>The site is currently developed with a single-family residence. The adjacent properties in this immediate area are zoned either residential (across the street) or service (adjacent east and west) and are occupied by residential uses. As such, the proposed rezoning request to R-10 is consistent with the surrounding land uses. Staff is of the opinion the permitted uses in the R-10 district are more consistent with the surrounding uses than those currently permitted in the S-1 district. The owners of the adjacent properties may also wish to rezone to a single-family residential district to align their use with a more appropriate zoning. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval.</p> |                 |                   |                  |                     |  |