

Zoning Docket from September 15, 2014 P and D Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-35	Roger H. Patterson for Patterson Realty Donaldson Road and Kascar Place 0401000200500 and 0401000200600 C-2 to S-1	25	Approval	Approval	Approval	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 18, 2014 were:</p> <p><u>Speakers For:</u> Applicant spoke in favor of the request. Wants to develop remaining property to lease out. Currently employs 127 people across 14 businesses on site.</p> <p><u>Speakers Against</u></p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject properties are undeveloped parcels of land located on the northwest corner of Donaldson Road and Kascar Place. They have approximately 300 feet of total road frontage. The properties are currently zoned C-2 (Commercial); this application is requesting to rezone to S-1 (Services). The S-1 district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.</p> <p>The applicant is requesting rezoning to allow for expansion of a business currently located adjacent to the subject parcels. The proposed primary use of the subject parcels is for warehousing.</p>					