

**Zoning Docket from June 1, 2015 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-2015-27</b>	Nick Franchina for Crown Properties 4300 block of Edwards Road R-20, R-M10 to R-M20 P016010100100, P016010126901 (portion) 2.79 acres	20	Approval	Approval	Approval	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 18, 2015 were:</b></p> <p><u>Speakers For:</u> 1) Applicant- Nick Franchina</p> <ul style="list-style-type: none"> <li>• Sewer has recently become available to the entire site to allow for additional development.</li> </ul> <p><u>Speakers Against</u> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> none</p> <p><u>Against:</u> none</p>
<b>Staff Report</b>	<p>The northern parcel is vacant and the southern portion contains a single-family residence used as an office for the apartment units located on the central portion of the development. Both parcels are located on Edwards Road. Combined, the subject properties are approximately 2.79 acres in area and 343 feet of road frontage on Edwards Road.</p> <p>Current zoning for the 2.04 acre property is R-M10, Multi-Family Residential; requested rezoning is R-M20, Multi-Family Residential. The .75-acre property is a portion of a larger lot containing 2.78 acres and an apartment complex. The property is presently split-zoned with the .75 acre portion zoned R-20, Residential and the remainder 2.03 acres zoned R-M20, Multi-Family Residential. This application is requesting to rezone to R-20, Single-Residential and R-M10, Multi-Family Residential to R-M20, Multi-Family Residential. The purpose of the R-M20, Multi-Family Residential this residential district is established to provide for varying population densities. The principal use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development.</p> <p>The proposed use is multi-family residential.</p>					