

Zoning Docket from November 16, 2015 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-69	Crown Properties c/o Nick Franchina Tanner Road, north of Rutherford Road T029020100201 R-20, Single-Family Residential and R-12, Single-Family Residential to R-7.5, Single-Family Residential	20	Denial	Approval if amended to R-10	Approval as amended to R-10	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 16, 2015 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Engineering Firm <ul style="list-style-type: none"> • Owner intends to amend rezoning to R-10 • No covenants on the property • Look into making Randy drive an emergency access only if necessary <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Edwards Forest Resident <ul style="list-style-type: none"> • Oppose current rezoning request and R-10 • Size would not be congruent to surrounding homes • Request developer to rezone to R-12 • Concern over blind spot and increased traffic • Compromises safety of neighborhood 2) Community Representative <ul style="list-style-type: none"> • Concern of traffic flow through Randy Drive neighborhood • Want rezoning to represent the surrounding zoning 3) Citizen <ul style="list-style-type: none"> • Concern for safety on Randy Drive • Road onto Randy Drive was gated and locked when pool was not in use 					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel is 6.2 acres of property located on Tanner Road and Randy Drive approximately 1.1 miles north of Rutherford Road. The subject parcel has approximately 60 feet of frontage along Tanner Road and 50 feet of frontage along Randy Drive.</p> <p>The applicant states the proposed land use is for townhouses.</p> <p>It is staff's opinion that this requested rezoning would have negative impacts on surrounding area. Although the future land use map of the comprehensive plan supports the proposed density, the density is inconsistent with surrounding uses. Furthermore, potential constraints to accessing Tanner Road safely may be reduced by reducing potential density.</p> <p>Based on these reasons, staff recommends denial of the requested R-7.5, Single-Family Residential and encourages the applicant to consider requesting a less dense zoning.</p>					
Planning Commission	<p><i>November 18, 2015:</i> Planning Commission recommended approval if the request is successfully changed to R-10.</p>					