

Zoning Docket from September 19, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-44	R. L. Fogleman, Jr. for James A. Maxwell Jr., Dotsie S. & Cecil O. Barnett Revocable Trust, and Jane Arthur, Trustee 225 Godfrey Road 0531030100800, 0531030100801 and 0531030100701 (portion) R-S, Residential Suburban to FRD, Flexible Review District	21	Approval	Approval 9-28-16	Approval 10-3-16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 19, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Worked with council, staff and citizens to provide a good proposal • Adding an emergency access per the fire chiefs request • Stated that sewer capacity has been approved for this development <p>2) Resident</p> <ul style="list-style-type: none"> • Would like to see a turn lane on Godfrey Road into the development • Wants applicant to manage ground water flooding • Would like the developer to minimize impact of the development <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: July 25, 2016 – Residents August 2, 2016 - Applicant August 12, 2016 - Residents</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel zoned R-S, Residential Suburban is 23.85 acres of property located on Godfrey Road approximately 1.25 miles east of the intersection of Woodruff Road and Highway 14. The parcel has approximately 1,500 feet of frontage along Godfrey Road.</p> <p>The applicant is requesting to rezone the property to FRD, Flexible Review District. The applicant is proposing 50 single-family residential lots that are 12,000 to 18,000 square foot lots. The houses will consist of brick, stone or masonry and range from 2,500 to 3,500 square feet in size.</p> <p>One point of ingress and egress onto Godfrey Road is proposed, along with one emergency access point. The applicant is providing a twenty-five foot right-of-way along with a twenty-five foot setback and landscape easement along Godfrey Road. The applicant is proposing sidewalks internally along one side the newly proposed private roads.</p> <p>The applicant states the proposed land use is for residential.</p> <p>It is staff's opinion that this requested rezoning would have minimal impact to the character of the surrounding area and that the proposed single-family residences and lot sizes are consistent with surround subdivisions in the area. The request FRD proposal is consistent with the East Woodruff Road Area Plan.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District.</p>					