

Zoning Docket from June 19, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-42	Paul J. Harrison, Bluewater Civil Design, LLC for Jennings Lyon Cedar Lane Road B011000101000 C-2, Commercial to R-M20, Multifamily Residential	19	Denial	Denial 6/28/17	Denial 7/17/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 19, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Want to build multifamily apartment buildings • Sewer available • 246 is the number of max units for this site <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Opposed to multifamily • Already have issues with existing apartments across the street • Want single-family homes in this area <p>2) Resident</p> <ul style="list-style-type: none"> • Traffic is atrocious in this area and will add to it • Need single-family dwellings in the area • Apartments bring vandalism <p>3) Resident</p> <ul style="list-style-type: none"> • Do not need any more multifamily in this area • High crime area • Wants good commercial enterprises or quality homes • Wants a farmers market there <p>4) Resident</p> <ul style="list-style-type: none"> • Opposed to multifamily zoning • Preserve scenic view there at the site <p>5) Resident</p> <ul style="list-style-type: none"> • Berea is saturated with multifamily housing • Traffic is an issue • Concerns about property values <p>6) Resident</p> <ul style="list-style-type: none"> • Does not want more apartments in Berea • Crime level increasing in this area • Apartments that are in this area are not maintained <p>7) Resident</p> <ul style="list-style-type: none"> • Lives across from this site • Will add to traffic issue • Will add to crime issue • Will not benefit this community <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>

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Staff Report	<p>The subject parcel zoned C-2, Commercial, is 12.3 acres of property located on Cedar Lane Road approximately 0.65 miles west of the intersection of Cedar Lane Road and West Blue Ridge Drive. The parcel has approximately 640 feet of frontage along Cedar Lane Road and 430 feet of frontage along Cothran Street.</p> <p>The applicant is requesting to rezone the property to R-M20, Multifamily Residential. The subject site currently allows for 16 units per acre. There is floodplain located to the north of the subject site.</p> <p>The applicant states the proposed land use is for multifamily residential.</p> <p>The subject site is located along a major arterial road in a commercialized area. The subject site is also located within the Berea Community Plan as a recommended commercial/office land use. Staff is of the opinion the existing zoning of C-2, Commercial is an appropriate zoning and is consistent with the Berea Community Plan.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to R-M20, Multifamily Residential.</p>
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