

**Zoning Docket from January 14, 2019 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-06	Brad Skelton for Grove Road Partners LLC 1139 Grove Road WG01010400200 R-12, Single-Family Residential to O-D, Office District	24	Approval	Approval 1/23/19	Approval 2/4/19	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 14, 2019 were:</b></p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> <li>• This is for medical offices to match the adjacent uses</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>ANALYSIS:</b> The subject site is located near a <i>Regional Corridor</i>, which allows for some non-residential uses. Along this portion of Grove Road there are a number commercial and other non-residential uses. Grove Road is ranked number forty-three in the Long Range Transportation Plan (LRTP) for road improvements, which are scheduled for some time after 2040.</p> <p><b>SUMMARY:</b> The subject parcel zoned R-12, Single-Family Residential, is 2.2 acres of property located on Grove Road approximately 0.61 miles north of the intersection of White Horse Road and Grove Road. The parcel has approximately 196 feet of frontage along Grove Road and 204 feet of frontage along Old Grove Road. The applicant is requesting to rezone the property to O-D, Office District.</p> <p>The applicant states the proposed land use is for commercial office.</p> <p><b>CONCLUSION:</b> The subject site has single-family residential to the north and east, and medical offices to the south and west of the subject site. Staff is of the opinion the requested rezoning to O-D, Office District is appropriate and would allow a transition of single-family residential to Office District along Grove Road. Staff believes the request is consistent with the surrounding commercial and office land uses and zoning along Grove Road.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to O-D, Office District.</p>					