

ZONING AMENDMENT STAFF REPORT**Date: June 5, 2003****NAME**

Martha J. Reeves

LOCATION

East side of Azalea Road, 890'± South of Government Boulevard

PRESENT ZONING

B-2, Neighborhood Business

PROPOSED ZONING

R-3, Multi-Family Residential

AREA OF PROPERTY

.47± Acres

CONTEMPLATED USE

Five, two-family residential townhomes

It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.

**TIME SCHEDULE
FOR DEVELOPMENT**

Within Six Months of Approval

**ENGINEERING
COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING
COMMENTS**

All driveway widths and locations to be approved by Traffic Engineering; and design to meet AASHTO Standards

REMARKS

The applicant is requesting rezoning from B-2, Neighborhood Business to R-3, Multi-Family Residential to construct five, two-unit townhomes, ten residential units located on one lot is allowed in an R-3 district.

The site is illustrated as commercial on the General Land Use Component of the Comprehensive Plan, which is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the General Land Use component allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification requested, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and zoning classification.

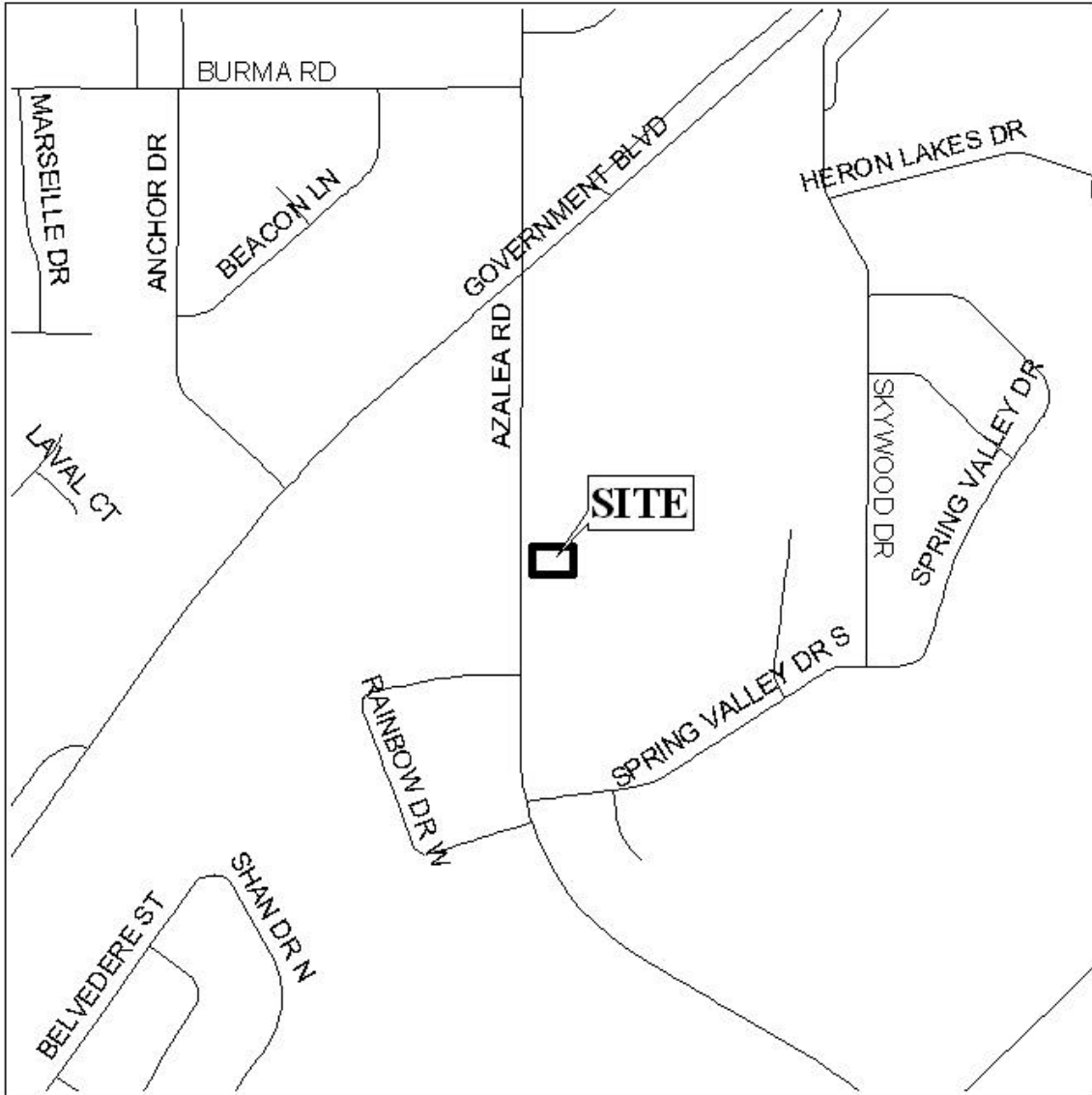
The site is currently zoned commercially, and is surrounded by commercial zoning and uses, and to rezone one lot residentially in the middle of an established commercial area would constitute spot zoning. Furthermore, as mentioned above, the site is illustrated as commercial on the General Land Use Plan.

It should be noted that Planned Unit Development approval would be required for multiple buildings on a single building site. However, the applicant has indicated that the site plan layout accompanying this application is not definitive, and as PUD approval is site plan specific, a PUD application was not submitted.

RECOMMENDATION

Based upon the preceding, this application is recommended for denial.

LOCATOR MAP



APPLICATION NUMBER 6 DATE June 5, 2003
APPLICANT Martha J. Reeves
REQUEST Rezoning from B-2 to R-3



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is located in an area of mixed land use.

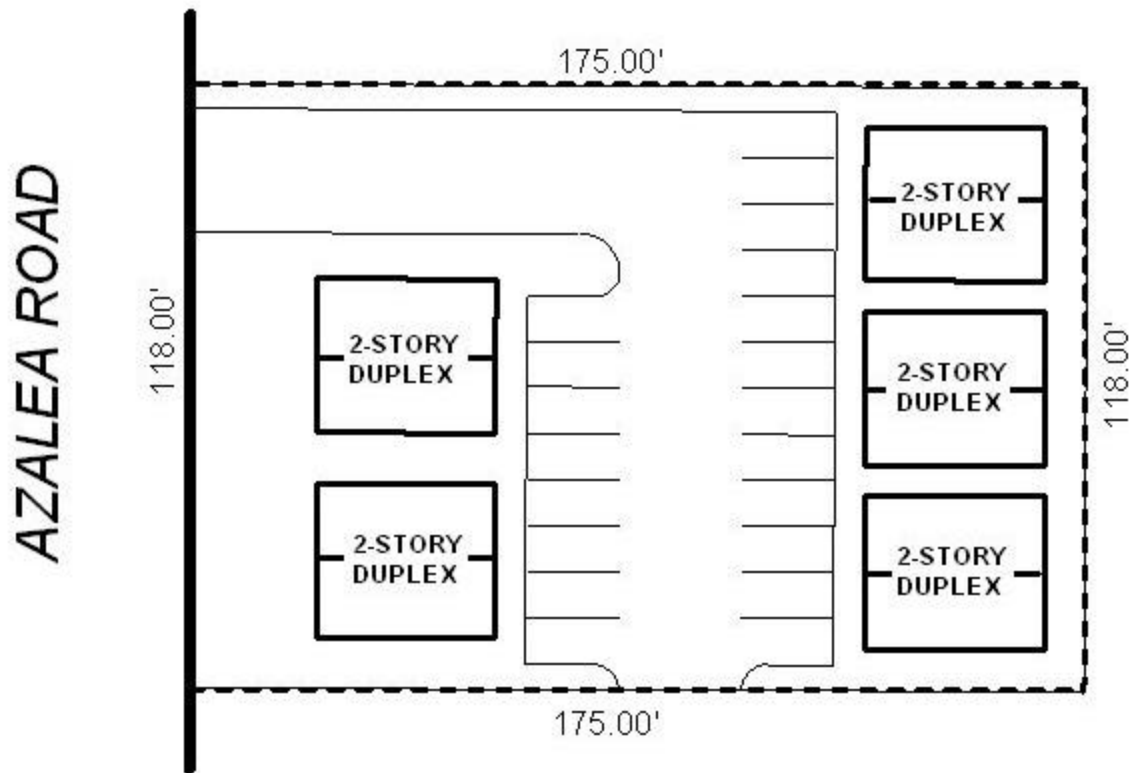
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LEGEND



NTS

SITE PLAN



The site is located on the East side of Azalea Road, 890' South of Government Boulevard.
The plan illustrates the proposed structures and parking.

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USE/REQUEST Rezoning from B-2 to R-3



NTS