

ZONING AMENDMENT STAFF REPORT**Date: May 19, 2005****NAME**

John F. Loupe

LOCATION

North side of Girby Road, ¼ mile± East of Lloyds Lane, extending to the East side of Lloyds Lane, 600' North of Girby Road, and extending North to the South side of Scenic West Place Subdivision

**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONING

R-2, Two-Family Residential, R-3, Multi-Family Residential, and B-2, Neighborhood Business

PROPOSED ZONING

R-2, Two-Family Residential

AREA OF PROPERTY

82.7± acres

CONTEMPLATED USE

Single-Family and Garden Home Residential Subdivision
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.

REASON FOR REZONING

Rezoning to R-2 was required as a condition of Subdivision and Planned Unit Development Approval, for development of residential building sites.

**TIME SCHEDULE
FOR DEVELOPMENT**

April 2005 through November 2006

**ENGINEERING
COMMENTS**

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**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

**URBAN FORESTRY
COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

REMARKS

The applicant is requesting a zoning change for a large metes and bounds parcel, from R-2, Two-Family Residential; R-3, Multi-Family Residential; and B-2, Neighborhood Business; to R-2, Two-Family Residential.

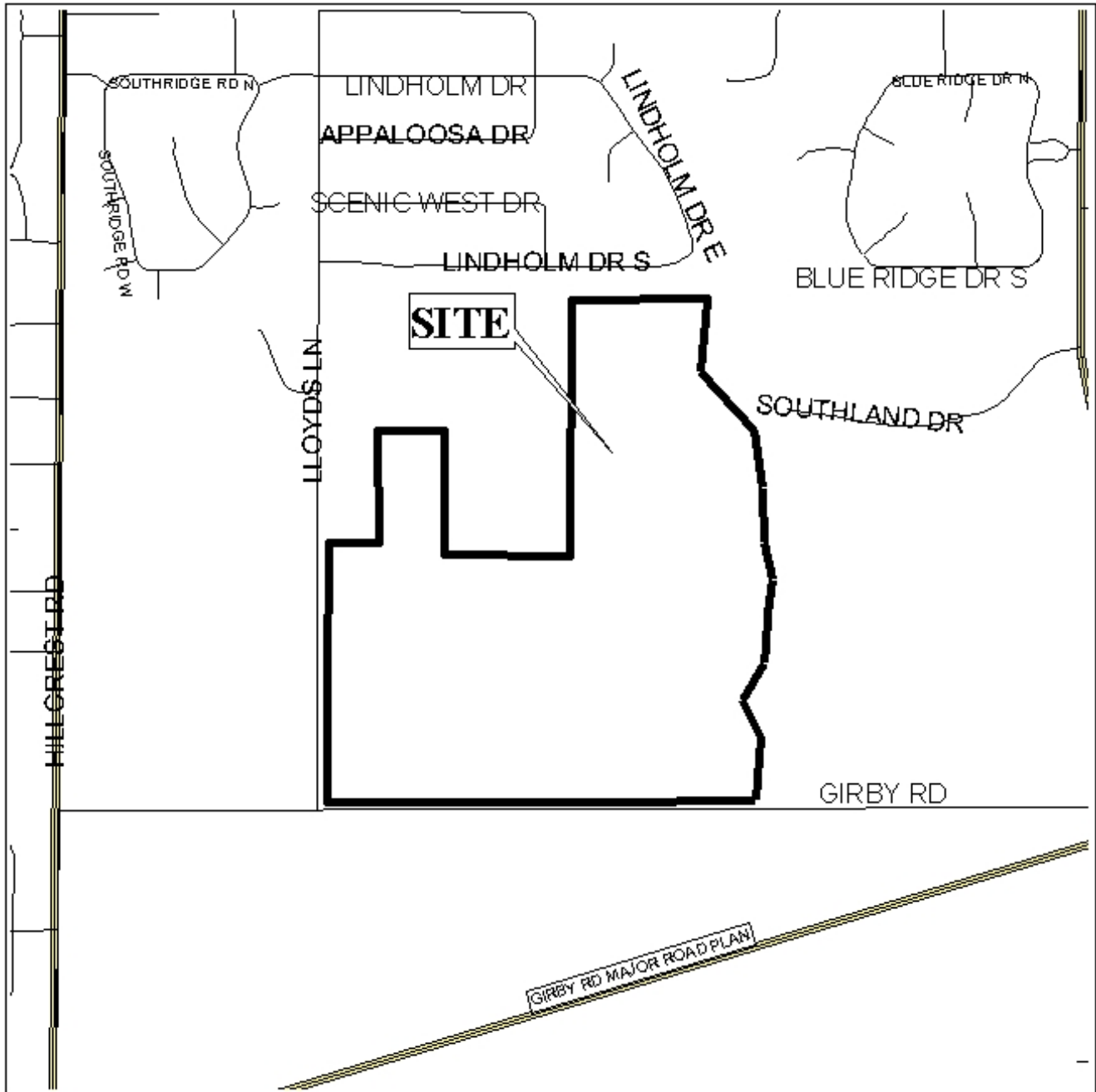
The Zoning Ordinance states that an amendment is to be made only when one or more of the following conditions prevail: there is a manifest error in the ordinance; changes in conditions in a particular area make a change in the ordinance necessary and desirable; an increased need for business or industrial sites in addition to sites that are available, make it necessary and desirable to rezone an area or extend the boundaries of an existing district; the subdivision of land into urban building sites makes reclassification necessary and desirable.

The rezoning is necessitated by the subdivision of the land into residential building sites. This application follows a group application for Subdivision, Planned Unit Development, and Rezoning of the parcel to R-3. However, R-2 was deemed a more appropriate zoning for the PUD. At the April 21st meeting, the Planning Commission denied the Rezoning application, and approved the Subdivision and PUD applications, subject to completion of the Rezoning process, to R-2, for the entire site.

RECOMMENDATION

Based on the preceding, it is recommended that the request for R-2 zoning be approved, subject to the following conditions: 1) that the site be developed in compliance with the approved PUD (ZON2005-00801); 2) the completion of the subdivision process prior to issuance of any permits; and 3) full compliance with all municipal codes and ordinances.

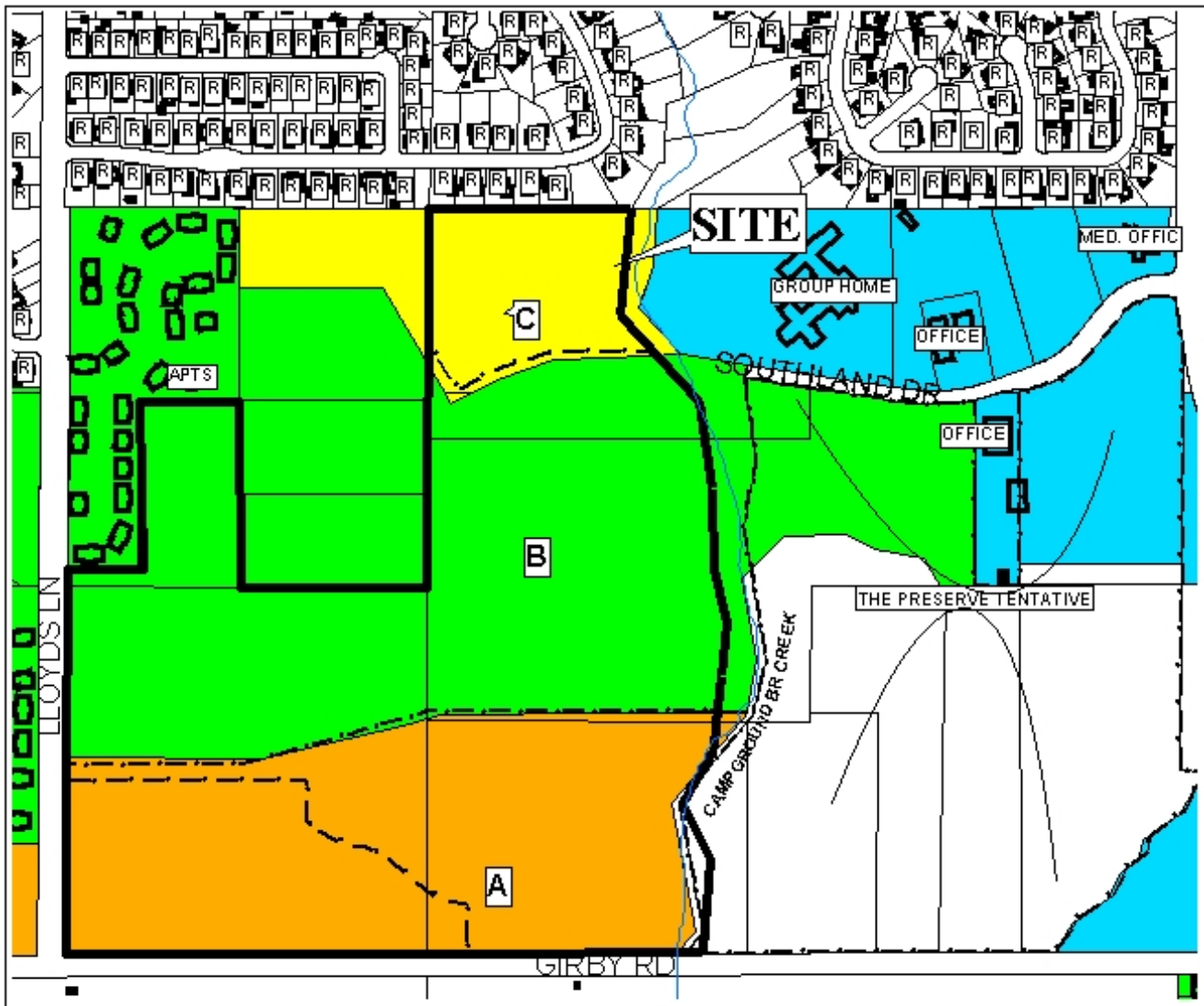
LOCATOR MAP



APPLICATION NUMBER 13 DATE May 19, 2005
APPLICANT John F. Loupe
REQUEST Rezoning from R-2, R-3, and B-2 to R-2



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units and apartments are located to the north of the site. Offices and a group home are located to the east of the site.

APPLICATION NUMBER 13 DATE May 19, 2005

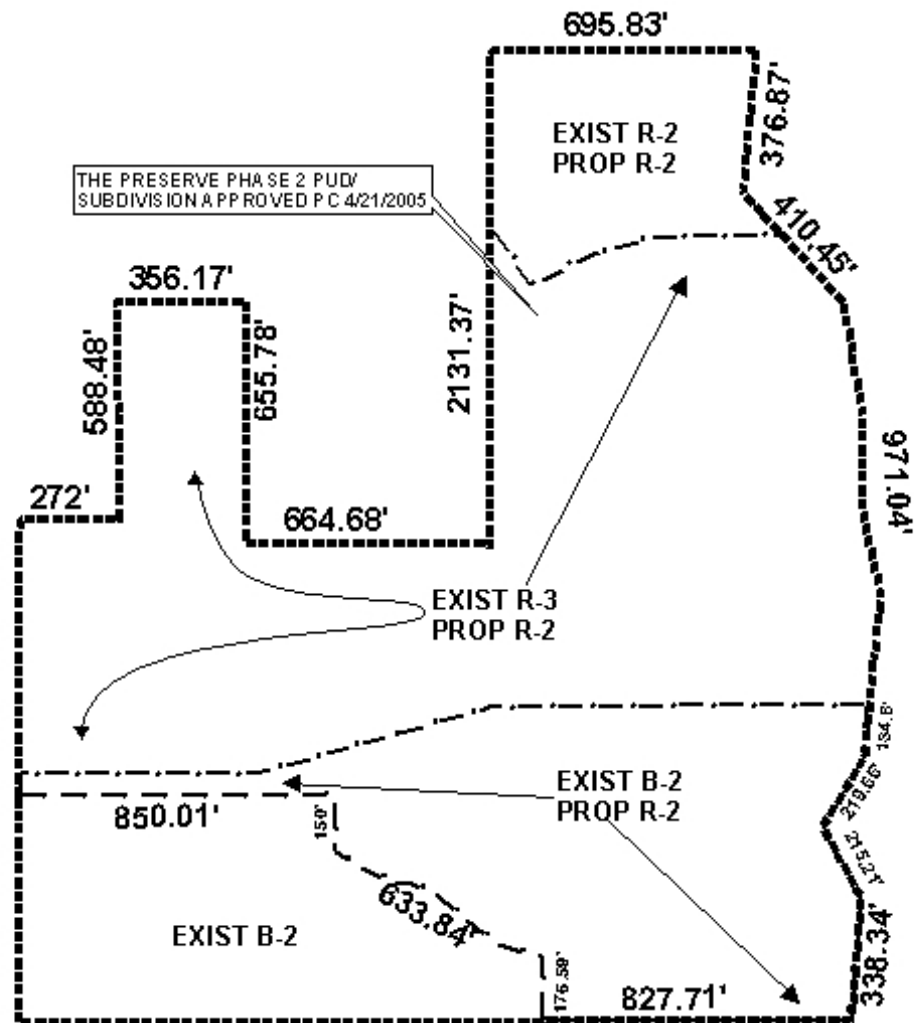
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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	NTS
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SITE PLAN



The site plan illustrates the existing and proposed zoning

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NTS