CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number:1-A-02-PARelated File Number:Application Filed:10/15/2001Date of Revision:Applicant:CHARLES WILLIAM SMITH, JR.

Owner:

PROPERTY INFORMATION

 General Location:
 Southeast side Rifle Range Rd., northwest and southwest sides Parkdale Rd.

 Other Parcel Info.:
 Jurisdiction:

 Tax ID Number:
 57 125.17

 Size of Tract:
 5.01 acres

 Accessibility:
 Access is via Parkdale Rd., a major collector street with 60' of right of way and 22' of pavement width, or via Rifle Range Dr., a minor arterial street with 50' of right of way and 19' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Convenient store		Density:
Sector Plan:	North City	Sector Plan Designation:	Slope Protection and Low Density Residential
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This area is mostly wooded and undeveloped with some slopes. There is some residential development to the west and southeast.		

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	RP-1 (Planned Residential)			
Former Zoning:				
Requested Zoning:				
Previous Requests:				
Extension of Zone:	No			
History of Zoning:	None noted			
PLAN INFORMATION (where applicable)				
	LDD (Low Density Desidential)			

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: NC (Neighborhood Commercial)



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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION				
Planner In Charge:	Michael Brusseau			
Staff Recomm. (Abbr.):	DENY NC (Neighborhood Commercial) One Year Plan designation.			
Staff Recomm. (Full):	This request is not supported by the sector plan and would result in a spot zoning.			
Comments:	The North City Sector Plan designates the majority of this site for slope protection and the remainder for low density residential. The site is not appropriate for any type of commercial use. The slopes of the site range from 12 to 24% (see attached map), making it unsuitable for commercial development. There is existing commercial zoning to the north on Dry Gap Pike. This wooded site is surrounded by residential zoning, and it is more suitable to be developed under the LDR designation. There also appears to be a sinkhole on the property.			
MPC Action:	Denied MPC Meeting Date: 1/10/2002			
Details of MPC action:				
Summary of MPC action:	DENY NC (Neighborhood Commercial)			
Date of MPC Approval:	Date of Denial:1/9/2003Postponements:			
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:			

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	
Date of Legislative Action:	Date of Legislative Action, Second Reading:
Ordinance Number:	Other Ordinance Number References:
Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: