

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT  
ONE YEAR PLAN AMENDMENT



**File Number:** 10-E-19-PA      **Related File Number:** 10-N-19-RZ  
**Application Filed:** 8/26/2019      **Date of Revision:**  
**Applicant:** FOUNTAIN CITY RECREATION COMMISSION

## PROPERTY INFORMATION

**General Location:** North side of Tocar Road, east of Dogwood Road  
**Other Parcel Info.:**  
**Tax ID Number:** 48 L E 041      **Jurisdiction:** City  
**Size of Tract:** 1.32 acres  
**Accessibility:** This lot is accessed from a private road that forms the entry to Fountain City Ball Park and Rec Center off of Dogwood Road. It appears to be of asphalt and is approximately 19 feet wide with a 40-foot right-of-way width. Dogwood Road is a local road with a pavement width that varies from 16 to 18 feet and a right-of-way width that varies from 40 to 45 feet.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant parcel  
**Surrounding Land Use:**  
**Proposed Use:** Recreational Park & Parking      **Density:** n/a  
**Sector Plan:** North City      **Sector Plan Designation:** LDR (Low Density Residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This property is in a single-family residential neighborhood with most lots at approximately 0.5 acres. Fountain City Ball Park and Rec Center is to the south and contains 7 baseball fields of varying size that are open to the public. North Broadway is approximately 0.25 miles to the west by roadway.

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

**Street:** 3725 Tocar Road  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential)  
**Former Zoning:**  
**Requested Zoning:** OS-2 (Park & Open Space District)  
**Previous Requests:** N/A  
**Extension of Zone:** Yes, PP is adjacent to the south  
**History of Zoning:** None noted for this property

## PLAN INFORMATION (where applicable)



**Date of Legislative Action:** 11/5/2019

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:** 11/19/2019

**Other Ordinance Number References:** O-156-2019

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**