

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: Ken Pruitt

Staff Recomm. (Abbr.): DENY CA (General Business) zoning, consistent with the sector plan recommendation.

Staff Recomm. (Full): CA zoning of this site would be detrimental to the surrounding properties by placing a commercial use in the middle of residential uses. This would create a spot commercial zone that allows uses not permitted by the zoning of adjacent properties.

Comments: A. Need and Justification for Proposal
1. This site is developed with a residence and accessory building and can continue to be used for residential purposes.
2. The site is in a stable, low density residential area. Commercial use of the property would disrupt the development pattern and could lead to further commercial requests along Heiskell Rd.
B. Effects of Proposal
1. The change would lead to substantially more traffic and vehicle trips to a site surrounded by a residential uses. Public water and sewer services are available to the site.
2. Non-residential use of the property would negatively impact surrounding residential areas by introducing more traffic, noise and non-residential visual impacts onto a site adjacent to residential uses.
3. CA zoning would allow this site to have a wide range of commercial uses, in addition to the proposal by the applicant, that would be incompatible with surrounding residential uses.
C. Conformity to the General Plan
1. Commercial uses should not continue to be extended further away from intersections of arterial and collector streets, such as Heiskell Rd. and W. Emory Rd. to the south, especially when there are established residential uses in the area.
2. Commercial uses should not be intermixed among low density residential uses.
3. Commercial use of this site would not be compatible with the scale and intensity of the surrounding land uses and zoning pattern. Across the street, on the east side of Heiskell Rd. is a single-family subdivision.

MPC Action: Denied

MPC Meeting Date: 10/10/2002

Details of MPC action:

Summary of MPC action: DENY CA (General Business) zoning, consistent with the sector plan recommendation.

Date of MPC Approval: Date of Denial: 10/10/2002 Postponements:

Date of Withdrawal: Withdrawn prior to publication?: [] Action Appealed?: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: