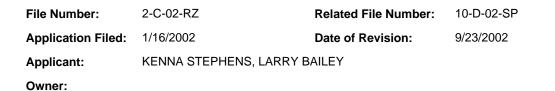
CASE SUMMARY

APPLICATION TYPE: REZONING



PROPERTY INFORMATION

General Location:	Southeast side W. Beaver Creek Dr., southeast of Autumn View Ln.	
Other Parcel Info.:		
Tax ID Number:	67 55 OTHER: (ON REFERRAL FROM COUNTY COMMI Jurisdiction: County	
Size of Tract:	3.17 acres	
Accessibility:	Access is via W. Beaver Creek Dr., a major collector street with 20' of pavement within a 40' right-of- way.	

GENERAL LAND USE INFORMATION

Existing Land Use:	Two residences		
Surrounding Land Use:			
Proposed Use:	Medium density reside	ential development	Density: 5-12
Sector Plan:	North County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:	This residential site is part of the older established residential pattern that has developed along W. Beaver Creek Dr., within A zoning, with more recent development in the area being housing and businesses within PR, I and CB zones.		

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

Street:

2514 W Beaver Creek Dr.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	OB (Office, Medical, and Related Services) and A (Agricultural)
Former Zoning:	
Requested Zoning:	PR (Planned Residential)
Previous Requests:	None noted (Revised request referred from County Commission)
Extension of Zone:	No
History of Zoning:	None noted for this site, but other property in the area has been rezoned for residential and business development.

PLAN INFORMATION (where applicable)

Current Plan Category:



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.):	APPROVE PR (Planned Residential) zoning APPROVE a density of 5 to 12 dwellings per acre		
Staff Recomm. (Full):	PR zoning at 5 to 12 dwellings per acre is compatible with the PR zoning and residential development to the north and the adjacent OB office zoning to the east. The sector plan proposes medium density residential use for most of this site.		
Comments:	 A. Need and Justification for Proposal 1. This site is served by public water and sewer and can be developed in a manner consistent with the surrounding development pattern. 2. Changing the sector plan designation from office to medium density residential for part of the site and zoning from A and OB to PR at 5 to 12 dwellings per acre would not be a major increase in density and would allow residential uses proposed by the adopted sector plan. 		
	 B. Effects of Proposal The PR zone would permit medium density residential development adjacent to office uses and across from a single family subdivision. PR zoning at a medium density designation is compatible to the scale and intensity of nearby I, OB, and PR zoning and development. Maximum development under PR zoning at 12 du/ac would add 38 units, generate approximately 304 more vehicle trips per day for area roads, and increase the neighborhood school population by approximately 27 children. There appears to be a sink hole in the northeast corner of the property which will need to be protected in any additional development of the site. 		
	 C. Conformity with the General Plan and One Year Plan PR zoning at the density requested will permit consideration of medium density residential uses compatible with surrounding zoning and development, and the water, sewer and street systems available to serve the site. Other Agriculturally zoned property in the area could be rezoned to PR at 5 to 12 du/ac and stay within the policies and guidelines of the adopted plans for the area. This zoning change will help to strengthen the residential character of the area. 		
MPC Action:	Approved MPC Meeting Date: 10/10/2002		
Details of MPC action:	Staff approved RA (Low Density Residential) on February 14,2002. County Commission referred the case back to MPC on August 26, 2002 to consider Planned Residential zoning.		
Summary of MPC action:	APPROVE PR (Planned Residential) at a density of 5 to 12 dwelling units per acre		
Date of MPC Approval:	10/10/2002Date of Denial:Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:		

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

County Commission

Date of Legislative Action: 3/25/2002

Date of Legislative Action, Second Reading: 11/18/2002

Ordinance Number:	Other Ordinance Number References:	
Disposition of Case: Postponed	Disposition of Case, Second Reading: Approved	
If "Other": Postponed March, April, May, June, July	If "Other":	
Amendments:	Amendments:	
Referred back to MPC 8/26/2002. MPC approved RA 2/14/2002.		
Date of Legislative Appeal:	Effective Date of Ordinance:	