# **CASE SUMMARY**

APPLICATION TYPE: REZONING



File Number:	5-M-04-RZ
Application Filed:	4/12/2004
Applicant:	JEFF GENCAY
Owner:	

#### PROPERTY INFORMATION

General Location:	Northwest side Keck Rd., southeast of Callahan Dr.		
Other Parcel Info.:			
Tax ID Number:	68 H B 014	Jurisdiction:	County
Size of Tract:			
Accessibility:	Access is via Keck Rd., a local street with 16' to 17' pavement widths within a 40' right-of-way		

**Related File Number:** 

Date of Revision:

5-E-04-SP

## GENERAL LAND USE INFORMATION

Existing Land Use:	Residence		
Surrounding Land Use:			
Proposed Use:	Duplexes		Density:
Sector Plan:	Northwest City	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area	a	
Neighborhood Context:	This site adjoins single family housing along Keck Rd., with commercial uses to the north along Callahan Rd. Zoning in the area is A RA, LI, CB and C-6.		

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

Street:

6420 Keck Rd

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning:	RA (Low Density Residential)
Former Zoning:	
Requested Zoning:	RB (General Residential)
Previous Requests:	None noted
Extension of Zone:	No
History of Zoning:	Property was zoned RA in 2001 (6-L-01-RZ)

#### PLAN INFORMATION (where applicable)

Current Plan Category:

#### **Requested Plan Category:**

### SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested: S/D Name Change:

Legislative Body:

### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION			
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):	DENY RB (General	Residential) zoning based on the denial	of the MDR sector plan amendment
Staff Recomm. (Full):	RB zoning would permit residential development at up to 12 units per acre, which is out of character with the established single family development pattern and is appropriate considering the narrow width of Keck Rd. at this location (16' to17' wide)		
Comments:			
MPC Action:	Denied		MPC Meeting Date: 5/13/2004
Details of MPC action:			
Summary of MPC action:	DENY RB (General	Residential)	
Date of MPC Approval:		Date of Denial: 5/13/2004	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:

#### **LEGISLATIVE ACTION AND DISPOSITION**

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: