CASE SUMMARY

APPLICATION TYPE: REZONING



File Number:7-Q-02-RZApplication Filed:6/18/2002Applicant:EAGLE BEND REALTYOwner:Comparison of the second second

PROPERTY INFORMATION

General Location:	South side Oak Ridge Hwy., southwest of Schaad Rd		
Other Parcel Info.:			
Tax ID Number:	79 49 OTHER: (PART SOUTHEAST OF CREEK.) MAP O Jurisdiction: County		
Size of Tract:	7.5 acres		
Accessibility:	Access is via Oak Ridge Hwy., a major arterial street with 40' of pavement within a 100' right-of-way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Strip Center		Density:
Sector Plan:	Northwest County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area		
Neighborhood Context:		area of scattered single family housing developed u northwest border of the site	nder A zoning. There is a blue

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	A (Agricultural)
Former Zoning:	
Requested Zoning:	CA (General Business)
Previous Requests:	None noted.
Extension of Zone:	No
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MPC	ACTION AND DISPOSITION	I		
Planner In Charge:	Ken Pruitt				
Staff Recomm. (Abbr.):	DENY CA (General Business) zoning.				
Staff Recomm. (Full):	CA zoning of this site would not be appropriate, given its location within a stream protection area along Grassy Creek, the moderate slopes that affect a portion of the site, and the property's location near major off-set intersections along Oak Ridge Highway.				
Comments:	Although the sector plan designates this site for mixed use commercial, office or residential uses, this request for CA zoning should not be approved. Along the property's southwest boundary is the flood fringe area for Grassy Creek, a tributary of Beaver Creek. Soils in this area are "high hazard" soils and are problematic for flooding. Along the property's southeast boundary are slopes that range from 15 to 20%, terrain that is not suitable for the intense commercial uses permitted under CA zoning. Finally, commercial development of this and other properties in this area are premature until improvements can be made to the Oak Ridge Highway/Schaad Road intersection. The off-set intersections of Schaad Road and Ball Camp Pike with Oak Ridge Highway result in a high volume of turning movements, which would be increased by additional commercial development. This would add to a hazardous situation for traffic moving through the area. Other options for the development of this property might be a commercial development under PC (Planned Commercial) zoning, or as a commercial site in a larger mixed use development under a planned zone.				
MPC Action:	Approved		MPC Meeting Date: 7/11/2002		
Details of MPC action:	Approve PC (Planned Commercial)				
Summary of MPC action:	APPROVE PC (Planned Commercial)				
Date of MPC Approval:	7/11/2002	Date of Denial:	Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:				

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	County Commission			
Date of Legislative Action:	8/26/2002	Date of Legislative Action, Second Reading: 9/23/2002		
Ordinance Number:		Other Ordinance Number References:		
Disposition of Case:	Postponed	Disposition of Case, Second Reading:	Approved as Modified	
If "Other":		If "Other":		
Amendments:		Amendments:		
		Approved CA General Business		
Date of Legislative Appeal:		Effective Date of Ordinance:		