## CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT NORTH COUNTY SECTOR PLAN AMENDMENT

File Number:
8-C-05-SP
Application Filed:
7/8/2005
Applicant:
BELL MEADOW VILLAGE
Related File Number: $\quad 8-\mathrm{H}-05-\mathrm{RZ}$

## PROPERTY INFORMATION

General Location:
Southeast side W. Emory Rd., southeast of Granville Conner Rd.
Other Parcel Info.:

Tax ID Number:
Size of Tract:
Accessibility: Access is via W. Emory Rd., a major arterial street with 4 lanes and a center turn lane within 90' of right of way.

## GENERAL LAND USE INFORMATION

Existing Land Use:
Residences and vacant land
Surrounding Land Use:
Proposed Use:
Sector Plan:
Growth Policy Plan:
Neighborhood Context:

Mixed use town center Density:
North County Sector Plan Designation: Low Density Residential and SLPA

This site is located in an area that is developed with primarily residential uses under A, PR and RA zoning. There is also a large church and an animal hospital in the surrounding area.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning:
Former Zoning:
Requested Zoning: TC (Town Center)
Previous Requests: None noted
Extension of Zone: No
History of Zoning: None noted

## PLAN INFORMATION (where applicable)

Current Plan Category:
LDR (Low Density Residential)
Requested Plan Category: Mixed Use

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:
Staff Recomm. (Abbr.):
Staff Recomm. (Full):

Michael Brusseau
APPROVE MU (Mixed Uses) sector plan designation, limited to TC zoning.
Mixed uses are appropriate at this site which is confined to the south by a railroad and creek and which is located about a mile from the I-75/Emory Rd. interchange. The applicant and his engineer have furnished a detailed development plan in compliance with the TC (Town Center) rezoning application procedures. The applicant has also held a gathering at the site and presented these plans for public inspection.

Comments:
MPC Action:
Approved
MPC Meeting Date: 8/11/2005
Details of MPC action:
Summary of MPC action: APPROVE MU (Mixed Uses), limited to TC (Town Center) zoning
Date of MPC Approval: 8/11/2005 Date of Denial: Postponements:
Date of Withdrawal:
Withdrawn prior to publication?: $\square$ Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:
Date of Legislative Action: 9/26/2005
Ordinance Number:
Disposition of Case: Approved
If "Other":
Amendments:
Date of Legislative Appeal:

Date of Legislative Action, Second Reading:
Other Ordinance Number References:
Disposition of Case, Second Reading:
If "Other":
Amendments:
Effective Date of Ordinance:

