



**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 the Sector Plan amendment for Commercial designation for this property

Staff Recomm. (Full): Commercial designation of this site would result in inappropriate commercial development at the end of a deadend, local street within a stable, predominately single family neighborhood. The sector plan proposes low density residential use and stream protection for this site.

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. This site is in a stable, low density residential area. Commercial uses would be disruptive to this development pattern.

B. Effects of Proposal
1. The change would bring commercial truck traffic down a narrow, deadend residential street to this site.
2. This proposal would add commercial noise and lighting in the area.
3. CA zoning would allow this site to have a wide range of commercial uses, in addition to the proposal of the applicant, that would be incompatible with surrounding residential uses. There is no other commercial zoning in the area.

C. Conformity to the General Plan
1. Commercial uses such as proposed for this site should be clustered along arterial and collector streets easily accessible to the public.
2. Commercial uses should be separated from low density residential uses.
3. Commercial use of this site would not be compatible with the scale and intensity of surrounding residential zoning and development, or poor level of public access by means of a substandard road.

MPC Action: Denied (Withdrawn) MPC Meeting Date: 9/12/2002

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements:

Date of Withdrawal: 9/12/2002 Withdrawn prior to publication?: [ ] Action Appealed?: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: