

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTH COUNTY SECTOR PLAN AMENDMENT



File Number: 9-D-19-SP **Related File Number:** 9-J-19-RZ
Application Filed: 7/31/2019 **Date of Revision:**
Applicant: ROBERT CAMPBELL

PROPERTY INFORMATION

General Location: North side of East Emory Road, southwest side of Cedarcrest Rd at their intersection
Other Parcel Info.: this application also includes part of 1317 E. Emory Road (047 117)
Tax ID Number: 47 C D 012 OTHER: 047 117 (PART OF) **Jurisdiction:** County
Size of Tract: 0.5 acres
Accessibility: Access is via Cedarcrest Road, a local street with a pavement width of 26.5 feet and right of way width of 50 feet. Access is also via E. Emory Road (State Route 131), a four lane major arterial, with a pavement width of 60 feet within a right of way of 100 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: To extend parking for existing business (Mahalo Coffee Roasters) **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential) & O (Office)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is along the commercial corridor / node along E. Emory Road and at the intersection with Dry Gap Pike. A single family residential zoned neighborhood and large vacant agriculture land with commercial zoning are adjacent to the property.

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

Street: 7605 Cedarcrest Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential)
Former Zoning:
Requested Zoning: CA (General Business)
Previous Requests:
Extension of Zone: GC is adjacent to the west of the property.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

