

CASE NO: Z2005129

Staff and Zoning Commission Recommendation - City Council

Date: August 11, 2005

Zoning Commission Meeting Date: June 07, 2005

Council District: 6

Ferguson Map: 579 B4

Applicant:

Raul B. Fernandez

Owner:

Raul B. Fernandez

Zoning Request:

From PUD RM-4 Residential Mixed Planned Unit Development District to R-5 Residential Single-Family District on 1.0559 acres, RM-4 Residential Mixed District on 0.7385 acres and C-2 NA Commercial Non-Alcoholic Sales District on 1.0786 acres

2.8730 acres out of NCB 15095

Property Location:

Northeast corner of Fenwood Street and Wellwood Street.

Proposal:

For single family, duplex and commercial use.

**Neighborhood
Association:**

None

Neighborhood Plan:

Northwest Community Plan

TIA Statement:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The Northwest Community Plan Update calls for low and medium density residential, as well as, community commercial for this property.

Approval

The subject property is currently undeveloped and located on the Northeast corner of Fenwood Street and Weilwood Street. The site is adjacent to R-5 Residential Single-Family to the North and East, with R-M 4 Mixed Residential to the South. The site is located close to Grissom Road, a secondary arterial and abuts the Great Northwest Branch Library. Potential residents have access to public transportation through VIA Metropolitan Transit.

The proposed zoning changes would serve as a transition from C-3 Commercial off Grissom Road to R-5 Residential Single-Family.

Zoning Commission Recommendation:

Approval

VOTE

FOR 8

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Rudy Nino, Jr. 207-8389

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ZONING CASE NO. Z2005129 – June 7, 2005

Applicant: Raul B. Fernandez

Zoning Request: "RM-4" "PUD" Residential Mixed Planned Unit Development District to "R-5" Residential Single Family District on 1.0559 acres, "RM-4" Residential Mixed District on 0.7385 acres and "C-2" Commercial District.

Raul Fernandez, 622 W. Rhapsody, owner, stated they are proposing to develop a single-family duplex on the subject property along with some commercial use. He stated this project is in compliance with the neighborhood plan. He stated he has met with the neighborhood association to present his proposal and they are in support this development. He further stated he is agreeable to "C-2NA" zoning designation in place of the "C-2" as originally requested.

Staff stated there were 28 notices mailed out to the surrounding property owners, 0 returned in opposition and 12 returned in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

FINDING OF CONSISTENCY OF THE MASTER PLAN

COMMISSION ACTION

The motion was made by Commissioner Peel and seconded by Commissioner Dixon to find consistency with the neighborhood plan.

(A verbal vote was taken)

AYES: Martinez, Robbins, Dutmer, Dixon, Sherrill, McAden, Stribling, Peel

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Peel and seconded by Commissioner Dutmer to recommend approval of "R-5" "RM-4" and "C-2NA".

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1. Property is located on P-156 and P-139 A, NCB 15095 at Southwest corner of Fenwood Street and Kellwood Street.
2. There were 28 notices mailed, 0 returned in opposition and 12 in favor.
3. Staff recommends approval.

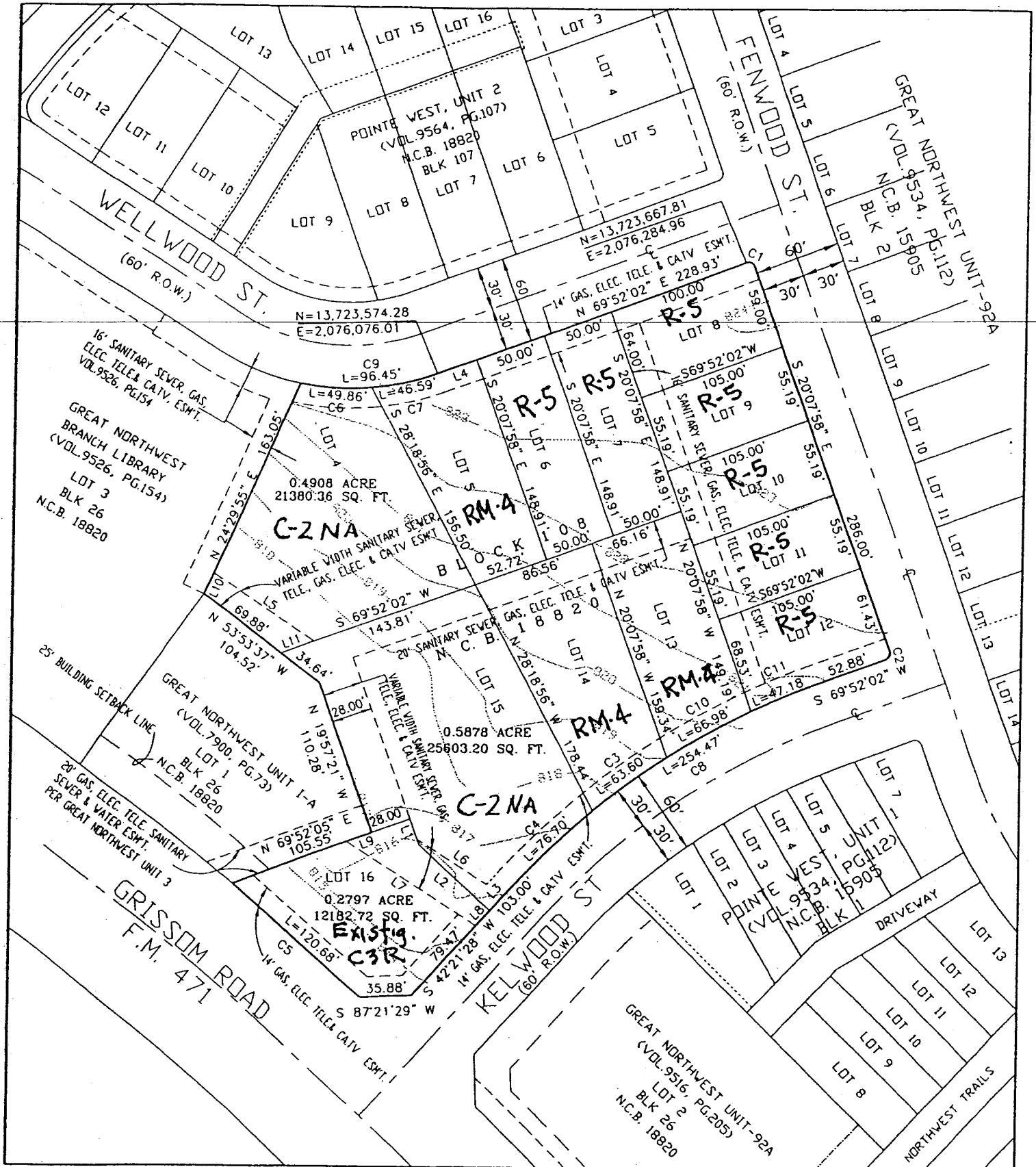
AYES: Martinez, Robbins, Dutmer, Dixon, Sherrill, McAden, Stribling, Peel

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.



ZONING EXHIBIT