



CASE NO: Z2005011

Staff and Zoning Commission Recommendation - City Council

Date: February 24, 2005

Zoning Commission Meeting Date: January 18, 2005

Council District: 1

Ferguson Map: 582 B8

Applicant:

Marty Taglauer

Owner:

Marty Taglauer

Zoning Request: From R-6 Residential Single Family District to RM-4 Residential Mixed District

Lot 1 thru 3, Block 6, NCB 1782

Property Location: 1146 Fulton Ave.

Proposal: To allow for a duplex

Neighborhood Association: Beacon Hill Neighborhood Association

Neighborhood Plan: Midtown Neighborhoods Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Consistent. The Midtown Neighborhoods Plan indicates low density residential development at this location. The Plan suggests maintaining the neighborhoods architectural character and utilizing the existing building stock.

Approval. The requested RM-4 zoning will permit two units on this .152 acre site. The requested RM-4, although permitting three and four family dwellings, is appropriate zoning at this location because it is buffered to the east by a drainage way. The existing property has RM-4 zoning to the north.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Fred Kaiser 207-7942

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

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ZONING CASE NO. Z2005011 – January 18, 2005

Applicant: Marty Taglauer

Zoning Request: "R-6" Residential Single Family District to "RM-4" Residential Mixed District.

Marty Taglaner, 1311 Fulton, owner, stated he is requesting this change in zoning to allow for a duplex on the subject property.

Staff stated there were 25 notices mailed out to the surrounding property owners, 1 returned in opposition and 0 returned in favor and no response from Beacon Hill Neighborhood Association.

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 Kissling and seconded by Commissioner Dixon to find consistency of the neighborhood plan.

**AYES: Martinez, Robbins, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila,
Stribling, Peel**

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Dixon to recommend approval.

1. Property is located on Lot 1 thru 3, Block 6, NCB 1782 at 1146 Fulton Avenue.
2. There were 25 notices mailed, 1 returned in opposition and 0 in favor.
3. Staff recommends approval.

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**AYES: Martinez, Robbins, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila,
Stribling, Peel**

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.