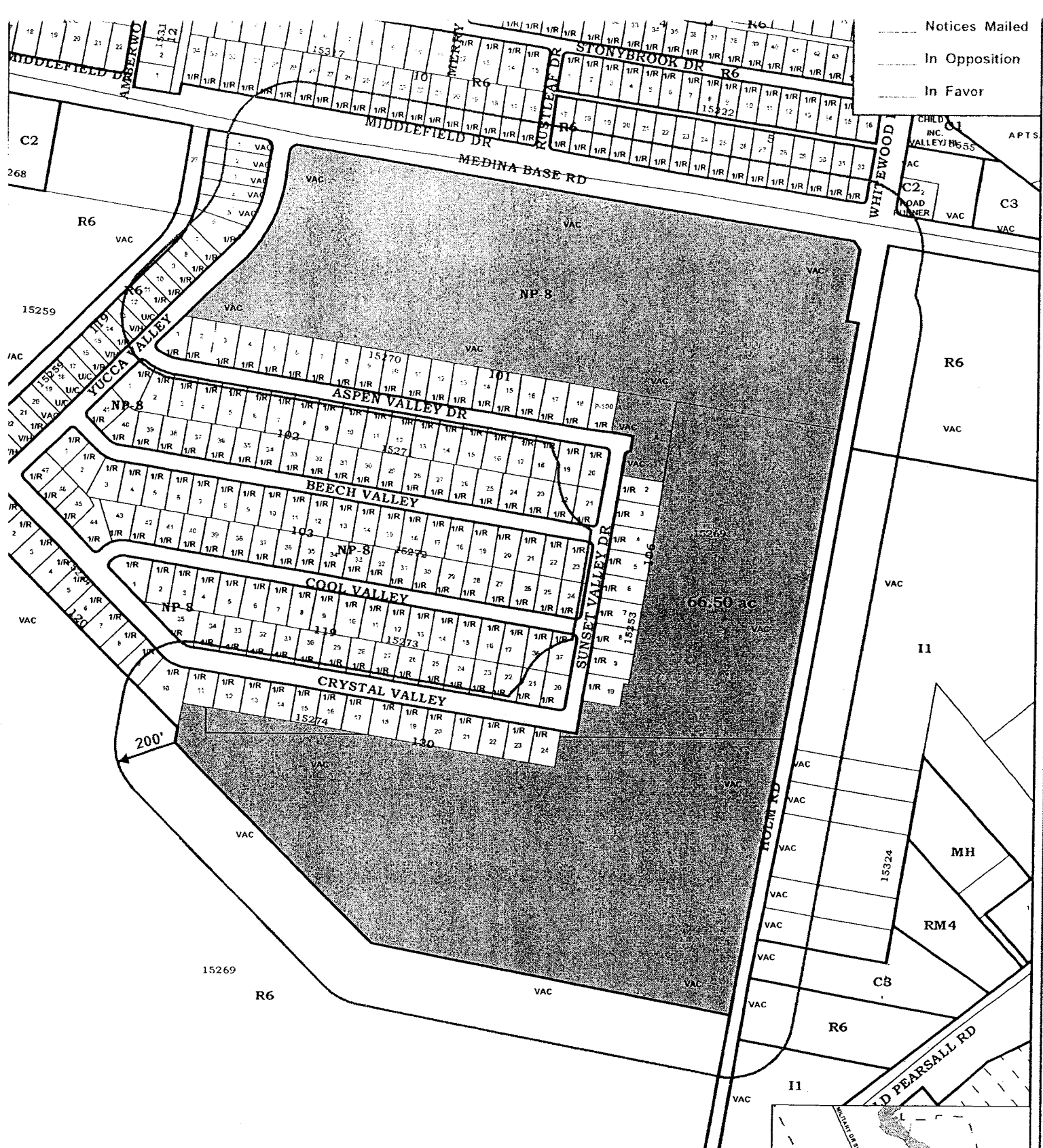


Notices Mailed

In Opposition

In Favor



ZONING CASE: Z2005-189

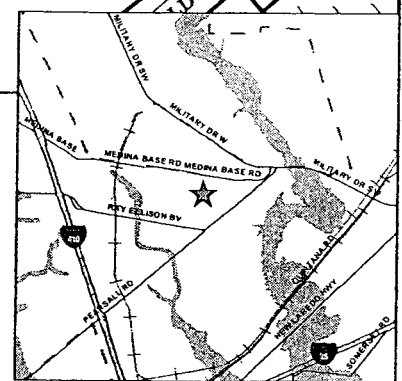
City Council District No. 4
Requested Zoning Change
from "NP-8" To "R-6"

Date: September 8, 2005

Scale: 1" = 400'

Subject Property

200' Notification



C:\Aug_2_2005

CASE NO: Z2005189

Staff and Zoning Commission Recommendation - City Council

Date: September 08, 2005

Zoning Commission Meeting Date: August 16, 2005

Council District: 4

Ferguson Map: 648 C6

Applicant:

Don Malooly

Owner:

Don Malooly

Zoning Request: From "NP-8" Neighborhood Preservation District to "R-6" Residential Single-Family District

65.035 acres out of NCB 15269

Property Location:

Along the south side of Medina Base Road between Holm Road and Yucca Valley

Proposal: For residential development

Neighborhood Association: People Active in Community Efforts and Valley Forest Neighborhood Association

Neighborhood Plan: None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval

The subject property and surrounding properties to the west were rezoned "NP-8" Neighborhood Preservation District by City Council on January 11, 2001 in order to maintain the large lot character of the neighborhood. At that time, the neighborhood spoke against "R-6" Residential Single-Family District zoning and in favor of "NP-8" because it better reflected the lot size of existing homes in the Five Palms area. The neighborhood has since changed their position regarding single family development in the area. "R-6" will allow single family development with a minimum lot size of 6,000 square feet. The proposed "R-6" would not result in a dramatic change to the character of the existing neighborhood.

Zoning Commission Recommendation:

Approval

VOTE

FOR 10

AGAINST 0

ABSTAIN 0

RECUSAL 0

CASE MANAGER : Judy Eguez 207-7442

Z2005189

ZONING CASE NO. Z2005189 – August 16, 2005

Applicant: Don Malooly

Zoning Request: “NP-8” Neighborhood Preservation District to “R-6” Residential Single Family District.

Salah E. Diab, representing the owner, stated they are requesting this change in zoning to allow for residential development on the subject property. He stated they have met with both neighborhood associations and have agreed on a minimum lots size of 6,500 square feet would be applied to all lots in the proposed area.

FAVOR

Jim Meyers, 5539 Cool Valley, President of People Active in Community Efforts (PACE), stated they are in support of this zoning request. He stated they have met with Mr. Diab and welcome residential development into the community.

Staff stated there were 145 notices mailed out to the surrounding property owners, 21 returned in opposition and 8 returned in favor and People Active in Community Effort and Valley Forest are 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.

COMMISSION ACTION

The motion was made by Commissioner Stribling and seconded by Commissioner Sherrill to recommend approval.

1. Property is located on 66.50 acres out of NCB 15269 along the south side of Median Base Road between Holm Road and Yucca Valley.
2. There were 145 notices mailed, 21 returned in opposition and 8 in favor.
3. Staff recommends denial.

AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Sherrill, McAden, Avila, Stribling, Gray

NAYS: None

THE MOTION CARRIED

Z2005189

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.