

CASE NO: Z2005234 CD

Staff and Zoning Commission Recommendation - City Council

Date: November 10, 2005

Zoning Commission Meeting Date: October 18, 2005

Council District: 1

Ferguson Map: 582 D2

Applicant:

Joseph N. Barfield

Owner:

Joseph N. Barfield

Zoning Request:

From "R-5" Residential Single-Family District to "R-5 CD (Bed and Breakfast)" Residential Single-Family District with Conditional Use for a Bed and Breakfast

Lot 18, Block 1, NCB 13441

Property Location:

606 Jackson Keller Road

Southeast of the intersection of Jackson-Keller and Ave Maria Drive

Proposal:

To allow for a bed and breakfast

Neighborhood Association:

North Shearer Hills Neighborhood Association

Neighborhood Plan:

North Central Neighborhood Plan

TIA Statement:

A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The proposal is consistent with the North Central Neighborhood Plan. The plan recommends low density single-family residential at this site.

Approval

The subject property is currently used for a single-family residential dwelling. The surrounding properties are all established single-family residential dwellings.

The zoning change to allow for a bed and breakfast would be appropriate at this location. The property offers plenty of space for parking and the applicant is required to continue to live in the structure. The applicant is permitted to have one guest room due to the "R-5" Single-Family Residential District.

Zoning Commission Recommendation:

Approval

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

CASE MANAGER : Robin Stover 207-7945

Z2005234 CD

ZONING CASE NO. Z2005234 – October 18, 2005

Applicant: Joseph N. Barfield

Zoning Request: "R-5" Residential Single Family District to "R-5" CD (Bed and Breakfast)
Residential Single Family District with a Condition Use for a Bed and Breakfast.

Joseph Barfield, 606 Jackson Keller, owner, stated the purpose of this zoning change is to allow for a bed and breakfast on the subject property. He stated he would only have 1 guest bedroom. There would be no enhancements to the property as there is plenty room for this operation. He stated they live in the cul-de-sac therefore he feels the parking issues have been addressed. He has visited with his neighbors to present his proposal who are in support of this operation.

FAVOR

Keith Bryan, 359 Ave Maria, stated he has been in contact with Mr. Barfield and is in support of this request. He stated Mr. Barfield has been a very good neighbor and feels this would be a plus for their neighborhood.

Mary Alice Ramsey, 125 Ave Maria, President of North Shearer Hills Neighborhood Association, stated Mr. Barfield has presented his proposal to them and they are in support of this change. She stated Mr. Barfield has been a very good neighbor and does not feel his intent would pose a threat to the community.

Staff stated there were 30 notices mailed out to the surrounding property owners, 3 returned in opposition and 21 returned in favor and North Shearer Hills Neighborhood Association is 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 Kissling and seconded by Commissioner McAden to find consistency with the neighborhood plan.

(A verbal vote was taken)

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

NAYS: None

THE MOTION CARRIED

COMMISSION ACTION

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

1. Property is located Lot 18, Block 1, NCB 13441 at 606 Jackson Keller Road.
2. There were 30 notices mailed, 3 returned in opposition and 21 in favor.
3. Staff recommends approval.

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

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.