



## PLANNING AND ZONING COMMISSION COMMUNICATION

October 18, 2016

**SUBJECT:** Hold a Public Hearing for Zoning Change Case No. 16-03-ZC and Consider Recommendation of an Ordinance

**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner

**REFERENCE NO:** 16-03-ZC

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### **ACTION REQUESTED:**

Receive public input regarding a request for Alexander & Cullum Subdivision west one half of Lot 25; 217 S. Main Street to be changed from Community Business District (C-2) to Single Family Detached Dwelling District (R-1) to allow subdivision of the lot and single family residential development, and consider recommendation for an ordinance.

### **ALTERNATIVES:**

1. Table the Public Hearing.
2. Recommend approval of the request – *simple majority*
3. Recommend approval of the request with modifications – *simple majority*
4. Recommend denial of the request – *simple majority*

### **SUMMARY OF SUBJECT:**

**Applicant:** Anil Patel representing Patel Realtors.

**Location/Zoning:** 217 S. Main Street. The property is currently zoned Community Business District (C-2).

### **Project Description:**

Mr. Patel is representing a single family detached dwelling homebuilder to rezone approximately 0.427 acres of land from Community Business District to Single Family Detached Dwelling District in order to subdivide the lot into two parcels for single family development.

The builder intends to construct two detached single family homes which will meet the standards of the R-1 zoning district. Meeting the masonry standards of the City of Eules, the applicant will construct the homes in a brick and stone mix. The square footage of the homes will be greater than 3,000 square feet, which exceeds the minimum of 1,800 square feet required in the R-1 zoning district. A color rendition of the type of home that would be constructed is included as an attachment. Landscaping and fencing will be based on the standards applied to all properties within the R-1 zoning district.

The applicant intends to subdivide the property so that the two lots will be addressed to E. Alexander Lane and have driveways that connect to Alexander Lane. The ordinance prohibits driveways onto S. Main Street.

In 1997, the City Council approved a comprehensive plan update and subsequent zoning changes to parcels along S. Main Street which reduced the amount of commercially zoned land within the area. While this parcel was not included in the zoning in 1997, it abuts to single family zoned property to the east and would not significantly impact the surrounding neighborhood. In addition, the city had made a decision several years ago that S. Main Street would not be widened in the future to create a new center lane for dedicated left turn movements.

Staff recommends approval of the zoning change.

**SUPPORTING DOCUMENTS:**

- Draft Ordinance
- Application
- Exhibit
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner