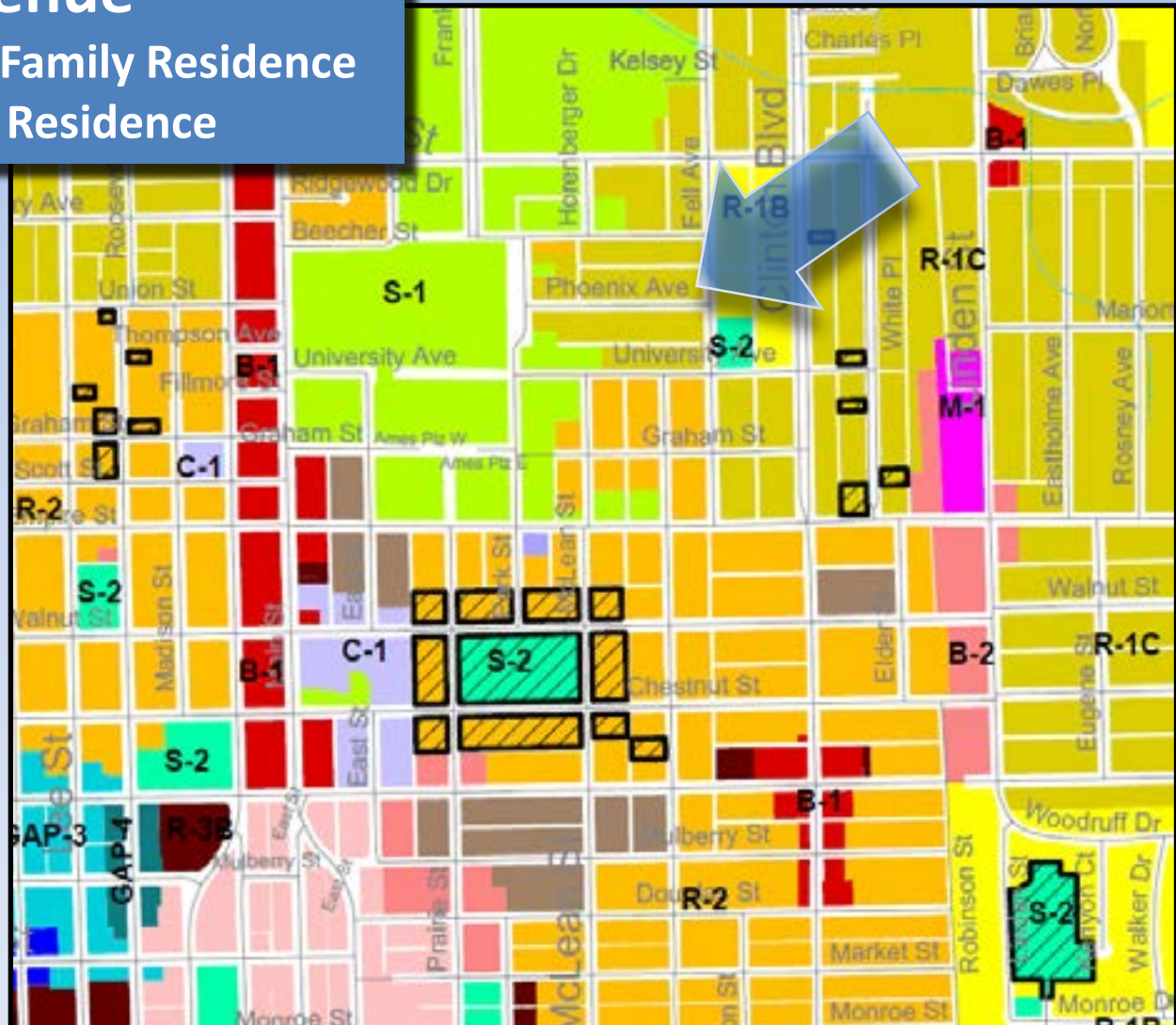
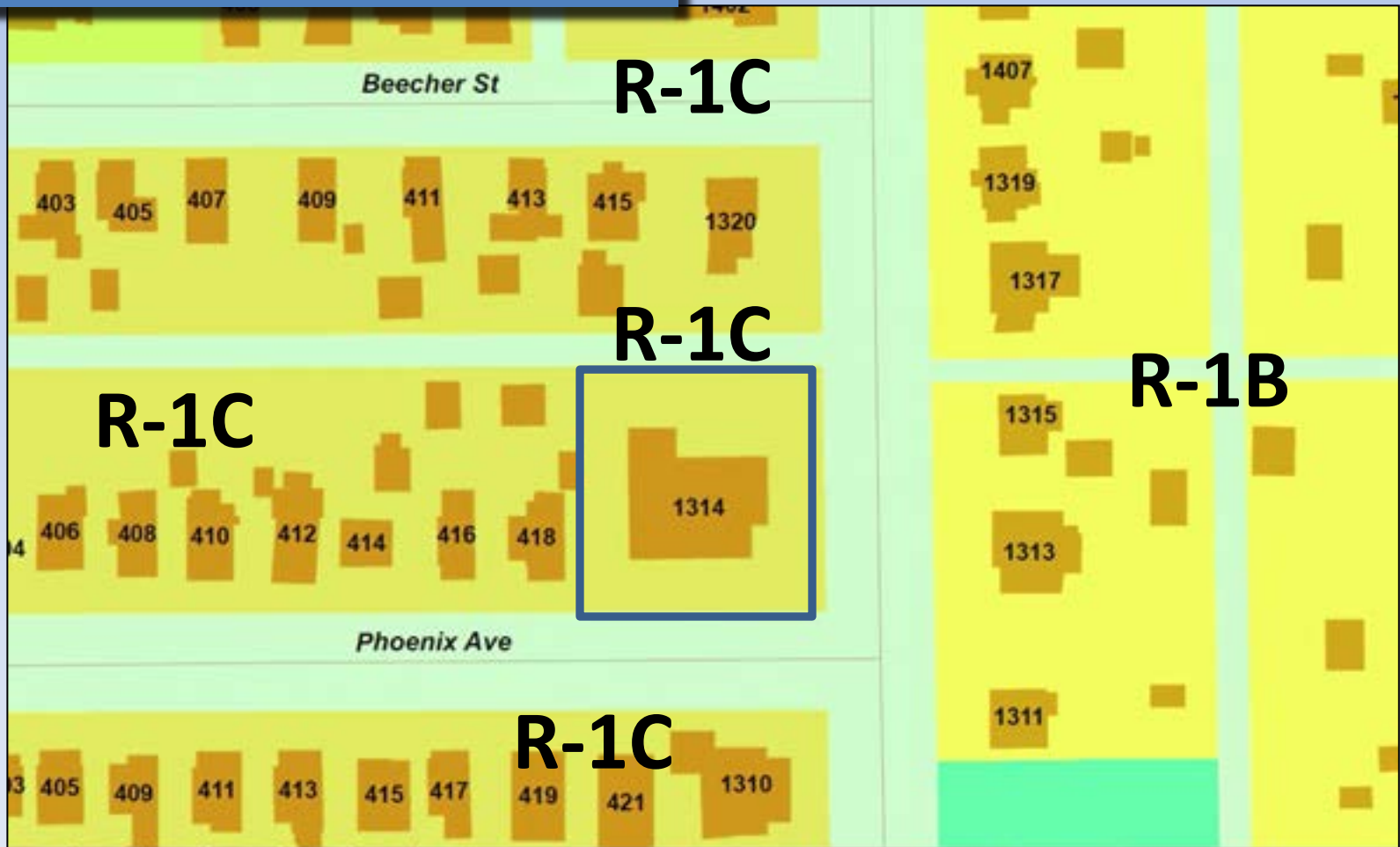


Denial of a Rezoning 1314 Fell Avenue from R-1C Single-Family Residence to R-2 Mixed Use Residence

Applicant seeks to build apartments requiring two steps: (1) rezone to R-2 and (2) Special Use



**Denial of a Rezoning
1314 Fell Avenue
from R-1C Single-Family Residence
to R-2 Mixed Use Residence**



Denial of a Rezoning

1314 Fell Avenue

from R-1C Single-Family Residence
to R-2 Mixed Use Residence

- **No procedural errors** – proper legal notice and neighborhood
- **Standards** for Map Amendment deemed not met (Sec.44.13-2)
 - ✓ “Spot Zoning” and “Down Zoning” concerns raised
 - ✓ Concern multi-family would negatively alter the neighborhood character, where R-1B and R-1C zoning provides the expectation for single family residences



Denial of a Rezoning

1314 Fell Avenue

from R-1C Single-Family Residence
to R-2 Mixed Use Residence

Recommend that Council Affirm The P/C's Denial of the requested rezoning

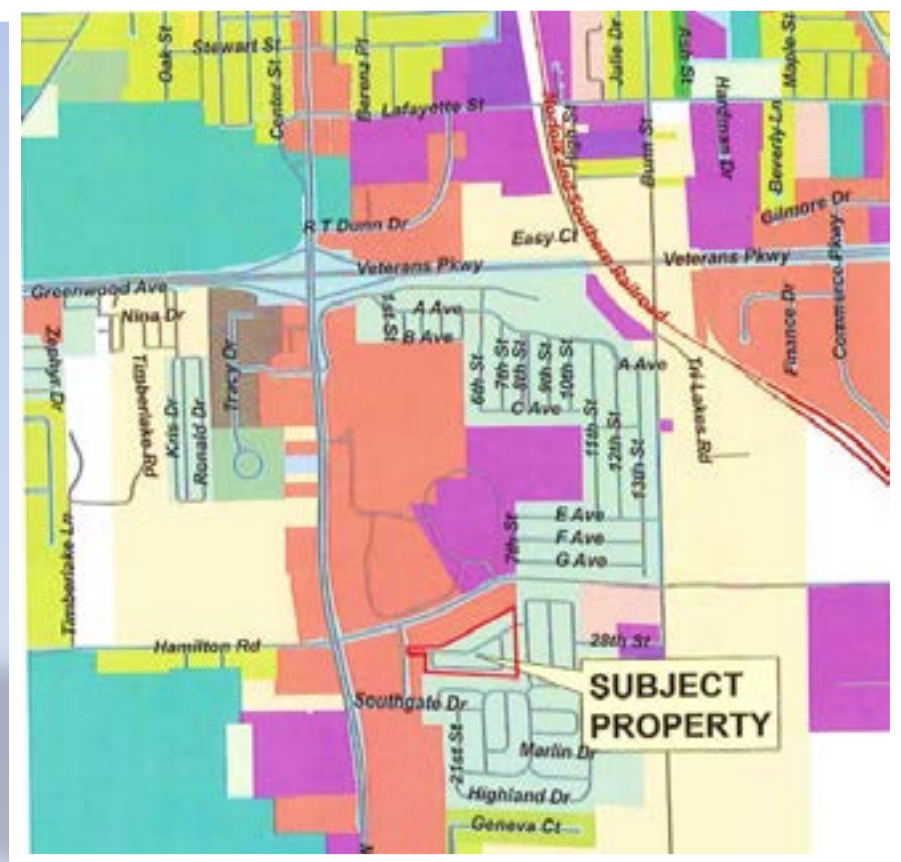
- Affirm the denial– A Yes vote maintains the existing *R-1C High Density Single Family Residences District* designation



Site Plan Review of PMO Properties Manufactured Mobile Home Park

Background

- Started as code enforcement matter / unlicensed park
- Four conditions set for approval of the site plan
- One condition not met / 120 days of continuances granted
- Planning Commission approved in a split vote
- **Two options before Council**
 - ✓ Planning Commission recommendation
 - ✓ Reject or condition upon reaching agreement on drainage



Site Plan Review of PMO Properties Manufactured Mobile Home Park

Four Conditions sought prior to approval

- 1. A written signed agreement between the two mobile home park owners which will allow storm water to drain into from the developing park into the already developed park as well as for maintenance thereof.**
 - ✓ The removal of barriers which prevent traffic from moving between the two mobile home parks.
 - ✓ Approval of the requested variances.
 - ✓ Revise the site plan and provide an on-site office for the mobile home park.



Site Plan Review of PMO Properties Manufactured Mobile Home Park



Drainage

Conduit

Swale

