

MAY 9, 2013

317 COAST GUARD LN

ZONE CHANGE

From: B-4 General Business	
To: R-1A Single-Family Residential	
Proposed Use: Residential	
Acreage: 0.799	
Applicant: Gregory J. & Deborah S. Hayden (1305.1872)	
Surrounding Zoning Classifications:	
North: R-1A	South: B-4
East: I-2	West: R-1A, B-4

Proposed Zone & Land Use Plan

The applicant is seeking an R-1A Single-Family Residential zone. The subject property is located in an Urban Residential Plan Area, where urban low-density residential uses are appropriate in limited locations.

SPECIFIC LAND USE CRITERIA

(a) Building and lot patterns – Building and lot patterns should conform to the criteria for “Urban Residential Development” (D6).

(b) Existing, expanded or new sanitary sewers – Urban Low-density Residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be property established.

Planning Staff Review**GENERAL LAND USE CRITERIA****Environment**

- It appears that the subject property is not located in a wetlands area per the US Department of Agriculture Soil Conservation Service dated March 6, 1990.
- The subject property is not located in a special flood hazard area per FIRM Map 21059CO137 & 141 D.
- The developer is responsible for obtaining permits from the Division of Water, The Army Corp of Engineers, FEMA or other state and federal agencies as may be applicable.

Urban Services

All urban services, including sanitary sewers, are available to the site.

Development Patterns

The subject property is located on a street that is generally characterized by single-family residences while the lots facing US Highway 60 E are commercial in nature. There is an existing residence on the property that was constructed in 1950. The property has been zoned commercial since the initial zoning was implemented due to the proximity to US Highway 60 E and the existing commercial development in the vicinity. However, the site has not redeveloped and the current residents have applied for a permit to construct a garage on the property.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the Comprehensive Plan. There is an existing residence on the subject property that was constructed in 1950 and the applicant intends to continue the use of the property as a residence and construct a new garage. The residence is currently served by sanitary sewer.

Planning Staff Recommendations

The planning staff recommends approval subject to the findings of fact that follow:

Findings of Fact:

1. Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
2. The subject property is located in an Urban Residential Plan Area, where urban low-density residential uses are appropriate in limited locations;
3. The continuance of use as a single-family residence that was originally constructed in 1950 meets the criteria for urban residential development; and,
4. Sanitary sewer service is currently in place.