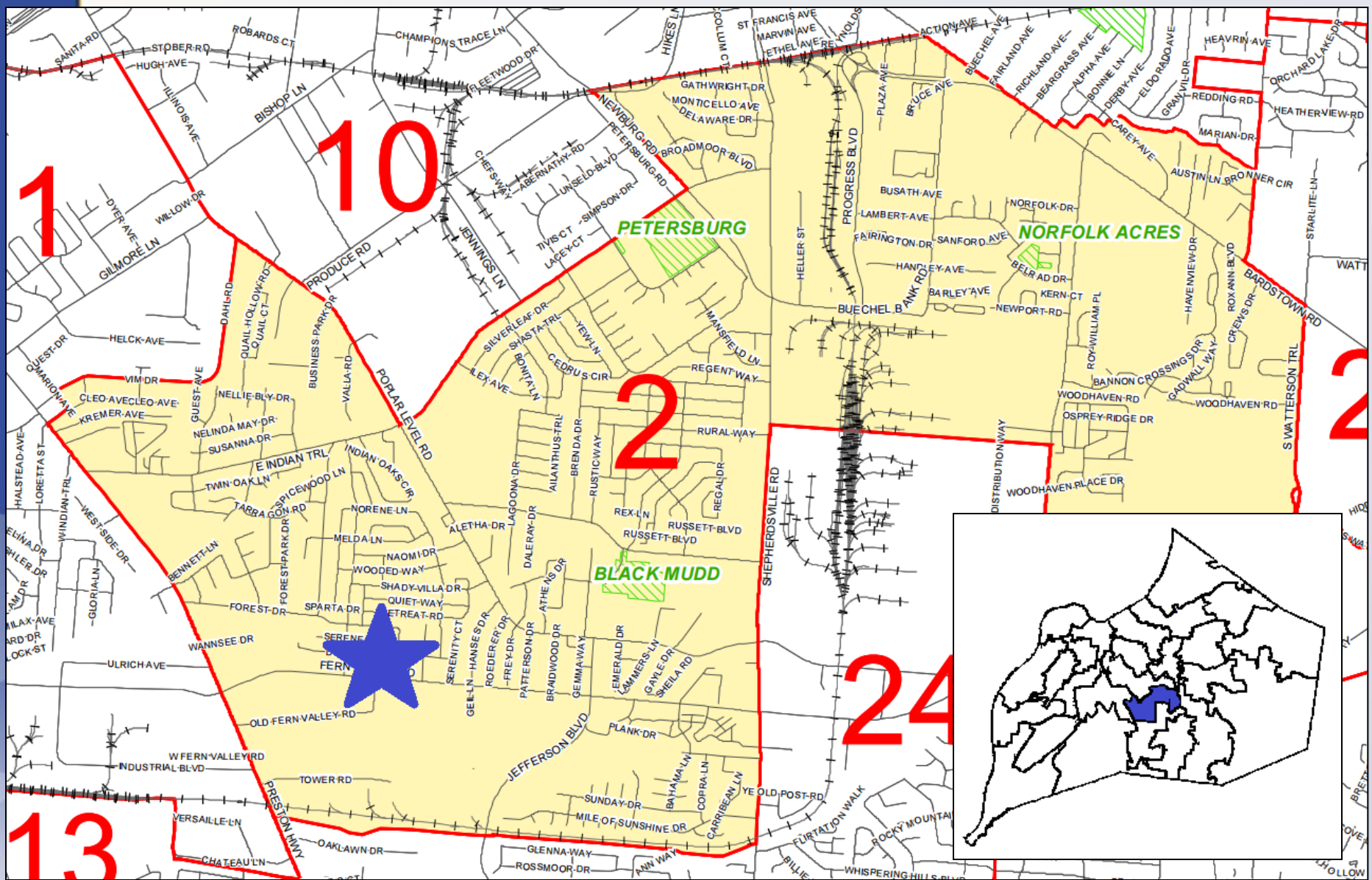
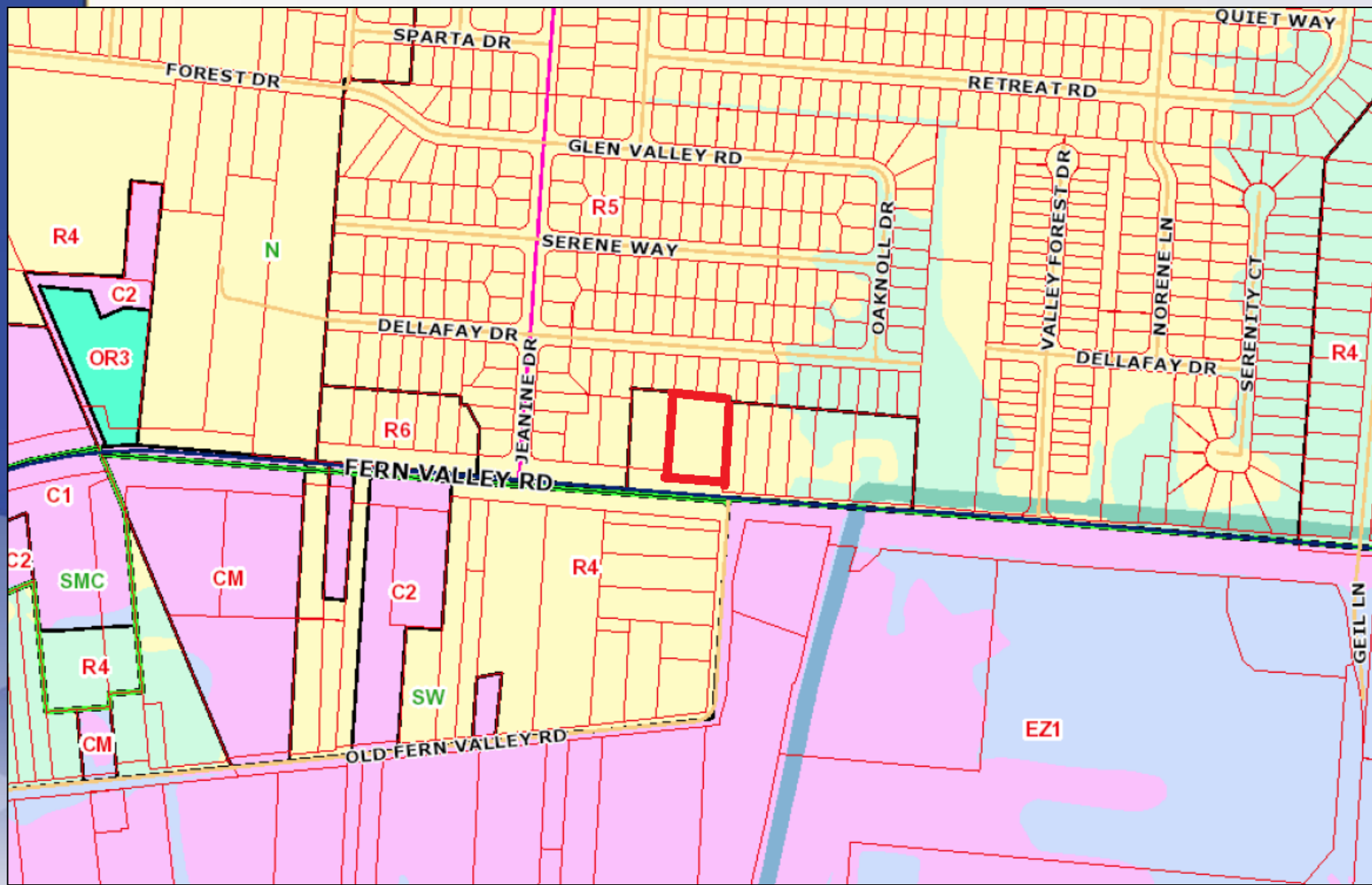


14ZONE1058 EK Offices



Planning/Zoning, Land Design & Development
September 5, 2017





Subject Property:

Existing: R-4/N

Proposed: OR-1/N

14ZONE1058



Subject Property:
Existing: Single Family
Proposed: Office

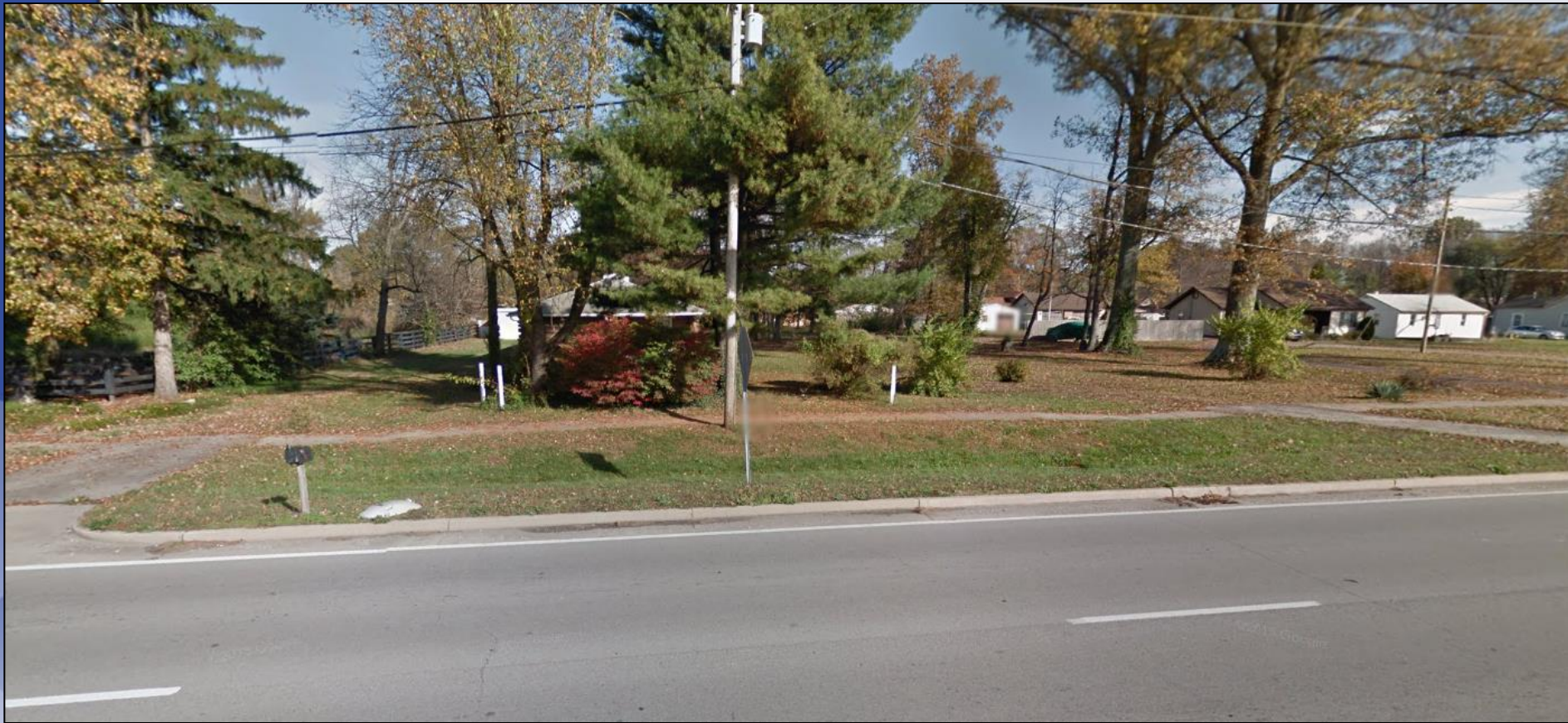
Request(s)

- Change in zoning from R-4 to OR-1 on 0.97 acres
- Waiver from Chapter 10.2.4 to permit the encroachment of an existing building into an LBA along the west property line.
- District Development Plan

Case Summary / Background

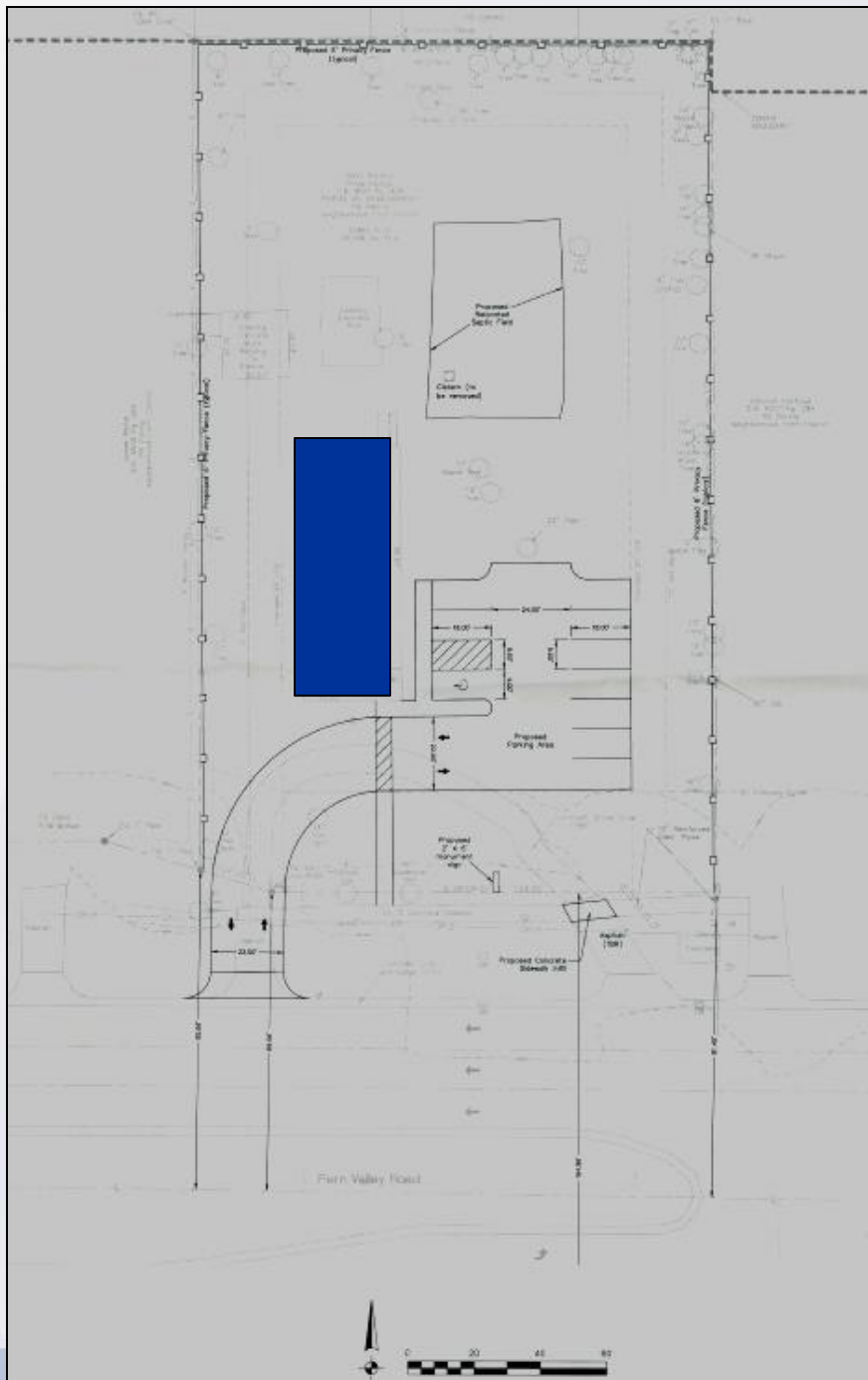
- Existing house to be used as an office
- 10 parking spaces
- Currently 2 access points to Fern Valley Road
- One to be closed
- Other to be expanded

Site Photos-Subject Property



Site Photos-Surrounding Areas





PC Recommendation

- The Planning Commission conducted a public hearing on 7/20/2017
- Four people spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4 to OR-1 by a vote of 6-0 (6 members voted)