

Z-904-12

Location: 7351 Quebec Street

Applicant: Juan Ramirez

Request: Rezone from R-3 (Multi-Family) to
R-2 (Single Family Residential)

Site Surroundings



Zoning: R-3

Comprehensive Plan



Comp Plan:
Residential
Medium

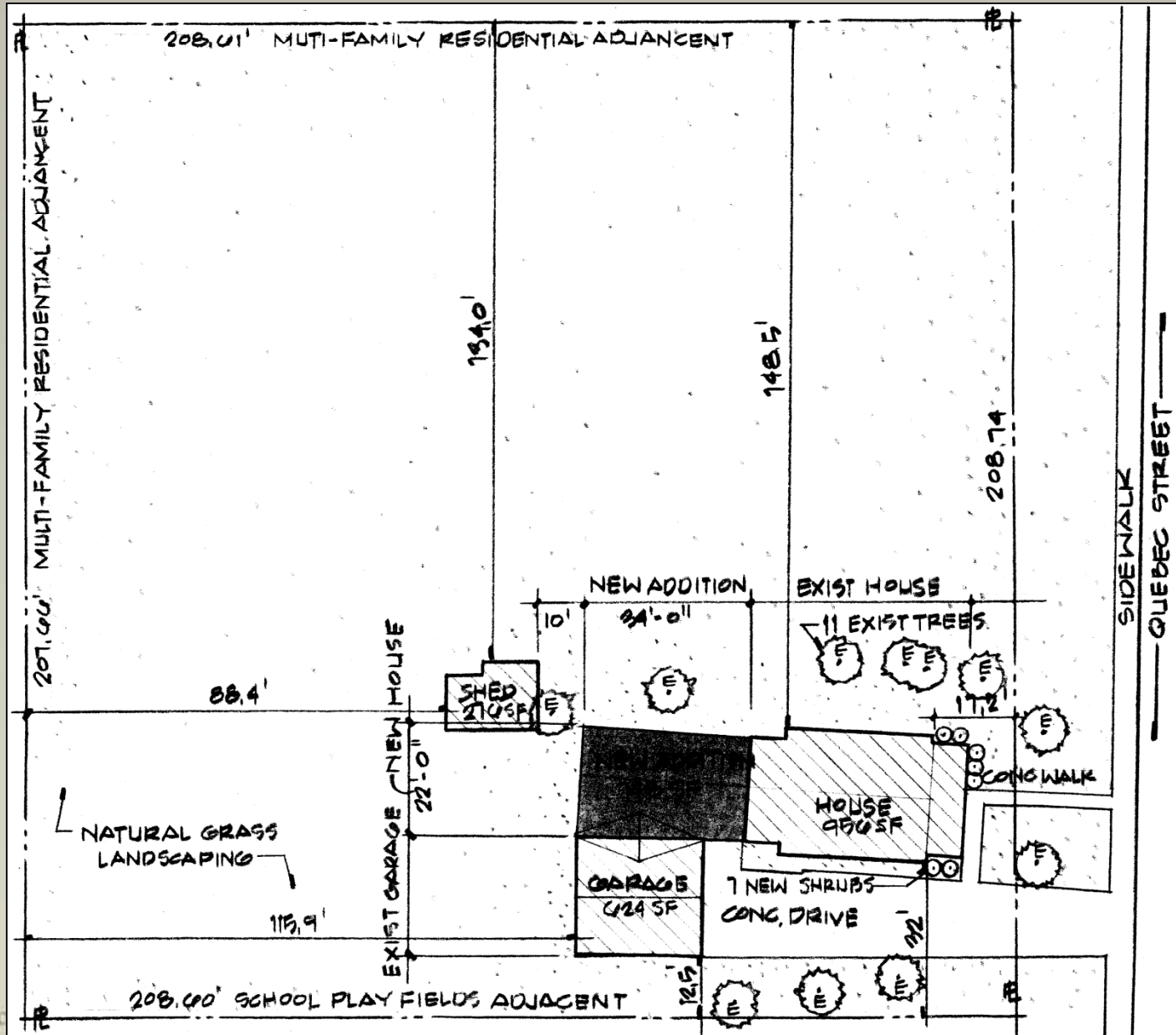
Site Photos



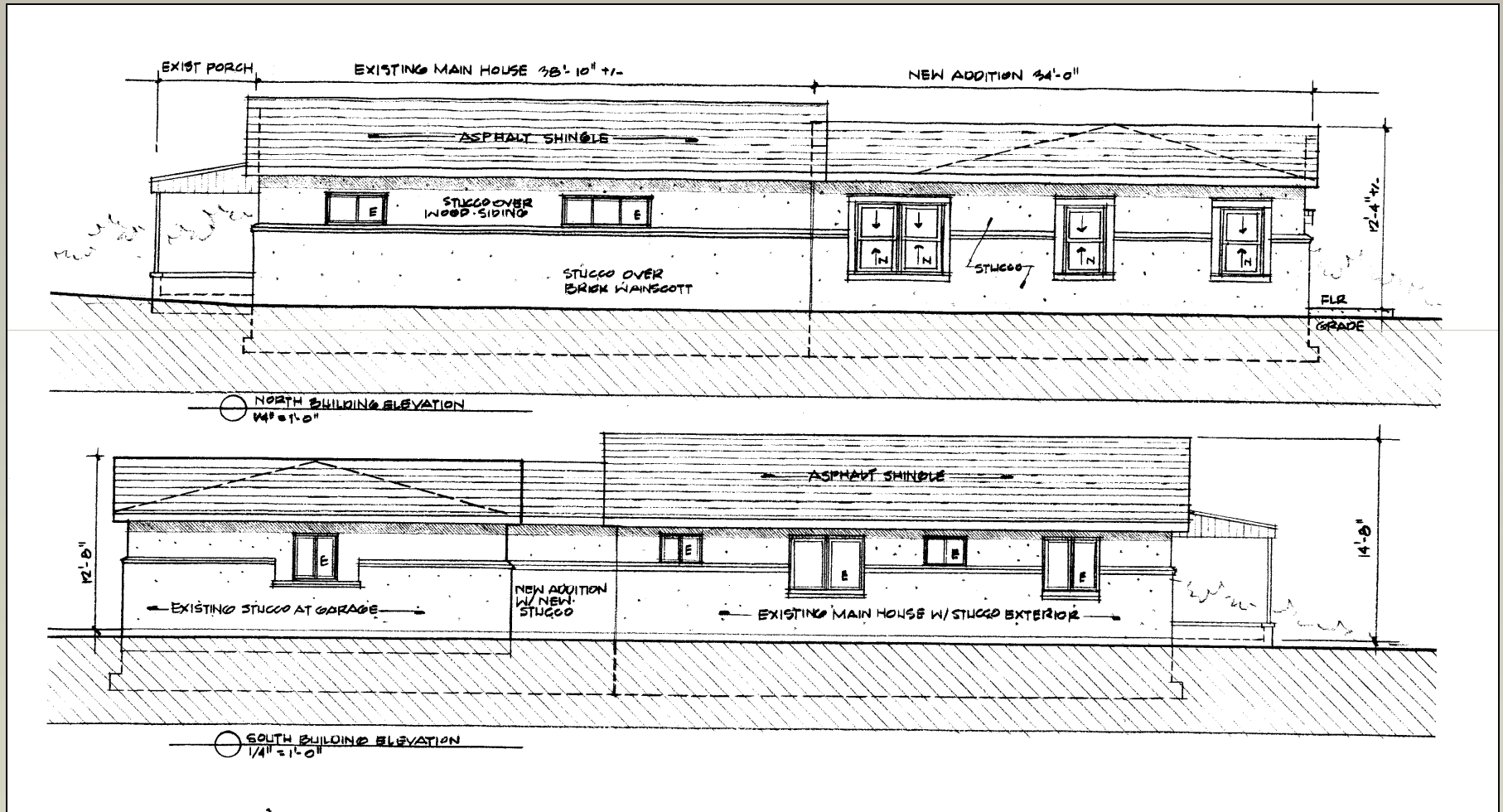
Site Photos



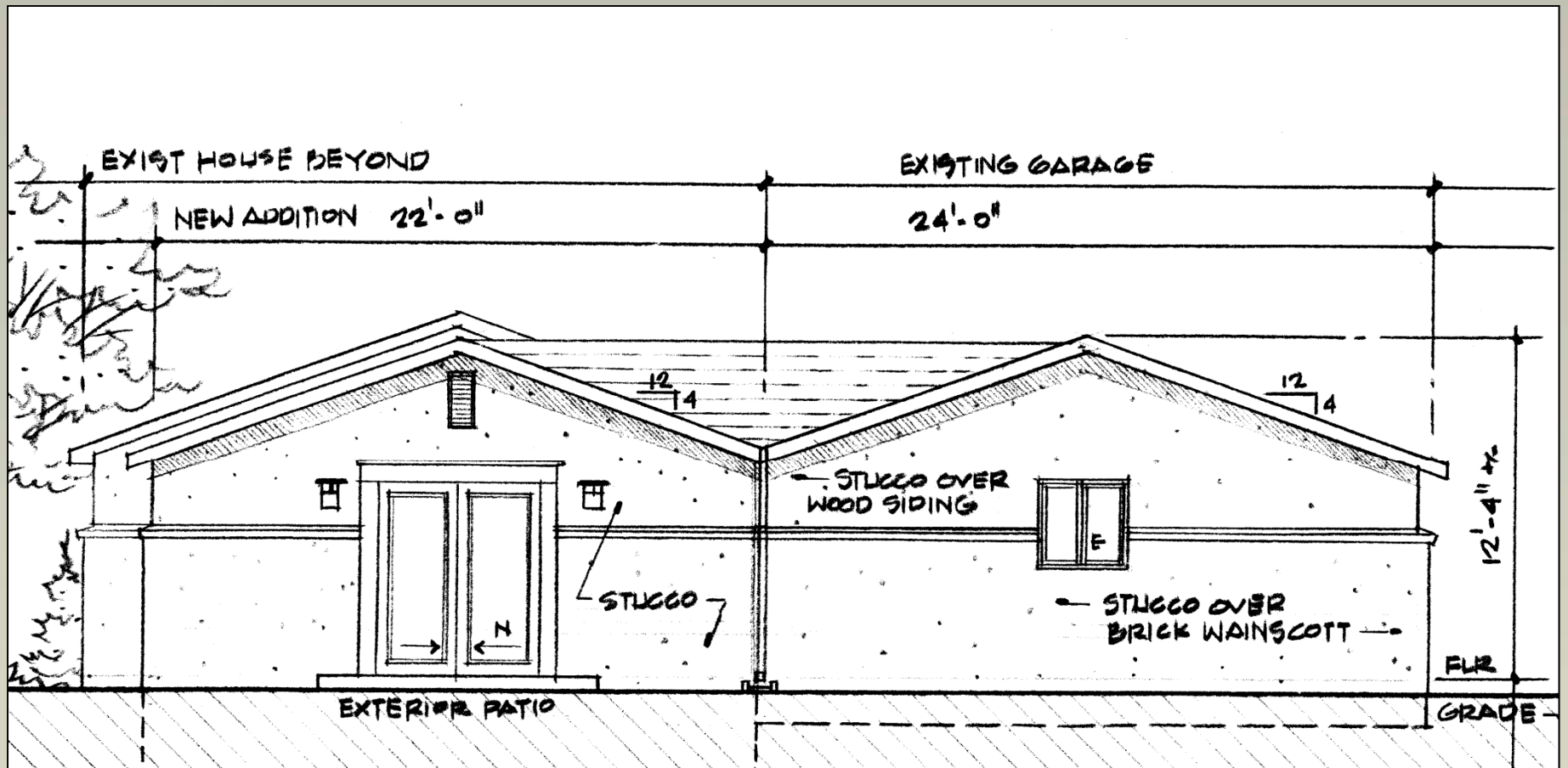
Site Plan



Elevations



Elevations



Planning Commission Analysis

- Conforms to current Comprehensive Plan
- Compatible with adjacent properties
- Meets R-2 bulk standards, no variances necessary

Planning Commission Analysis (Continued)

- Rezone to make legal & conforming use
 - Match zoning with current use
 - Allows for additions and expansion
 - Legal and conforming

Planning Commission Recommendation

- Reviewed case against rezoning approval criteria
- *The Planning Commission forwarded a favorable recommendation to the City Council regarding the rezoning request of the subject property.*