

**Z-904-12:**

Juan Ramirez requested to rezone from R-3 to an R-2 zone designation to bring the property located at 7351 Quebec Street into legal and conforming status.

Mr. Gehler noted that the file contained the relevant notice information, and introduced Mr. Draper to present the case.

Mr. Draper explained the details of the rezone request. He stated that a single family detached home and detached garage are currently located on the property. The applicant intends to expand the existing house to provide additional space for his family. In order to expand the structure, the applicant is requesting a zone change to bring the subject property into legal and conforming status. The Development Review Team (DRT) determined the proposal conforms to the current Comprehensive Plan, is compatible with adjacent properties, and meets R-2 bulk standards. Therefore, the DRT recommended approval of the zone change.

Mr. Juan Ramirez, property owner and applicant, concurred with staff's presentation and was available to reply to questions on the request. The Planning Commission was satisfied with the facts presented and did not voice any concerns. Chairman McFarlin asked if anyone wished to address the Commission at this time. Hearing no response, he closed the hearing and requested a motion.

**MOTION:**

Commissioner Dreiling made the following motion "I move that the Planning Commission enter a finding that the requested Zone Change for the property located at 7351 Quebec Street contained in case Z-904-12 meets the criteria of the Land Development Code and, based upon such finding, recommend that the City Council approve the Zone Change." Commissioner Jones seconded the motion. Voice Vote: All Voting Affirmative.