

PLANNING AND ZONING COMMISSION STAFF REPORT

DATE: March 28, 2023

TO: Planning and Zoning Commission

FROM: Mindy Teague, Planning and Zoning Director

THROUGH: Crystal Caldera, City Manager

SUBJECT: To consider making a recommendation authorizing a zoning change from R-2 Two Family Dwelling to R-1 Single Family Dwelling District on two lots, being Lots 19 and 20, Blk 8, CB 4432C, being 0.2066 and 0.2204 acres of land, in the Grass Valley Subdivision Unit #1, located at 6602 and 6608 Peachtree

PURPOSE

A rezoning request has been received to rezone two lots, being Lots 19 and 20, Blk 8, CB 4432C, being 0.2066 and 0.2204 acres of land, in the Grass Valley Subdivision Unit #1, located at 6602 and 6608 Peachtree

REQUEST:

- Staff initiated zoning request
- Cleaning up Zoning Map
- To rezone approximately 0.427 acres of land on two lots in the Grass Valley Subdivision
- From R-2 Two Family Dwelling to R-1 Single Family Dwelling
- One developed lot located at 6602 and one vacant lot located at 6608 Peach Tree

Notification

Twelve (12) letters were sent to surrounding property owners. As of this writing, Staff has not received any letters either in favor or in opposition, and one has been returned undeliverable.

SEE LEON VALLEY

Social Equity - Approval of this request allows for the single-family dwelling use, which is consistent and compatible with existing surrounding uses.

Economic Development – Rezoning will prevent the accidental sale of the property to someone wishing to construct a duplex

Environmental Stewardship – Any structures built on this property would have to conform

to the 2021 International Energy Code.

FISCAL IMPACT:

None

STRATEGIC GOALS

None – housekeeping item.

RECOMMENDATION

After careful review, Staff has no objection to this request.

APPROVED: _____ DISAPPROVED: _____

APPROVED WITH THE FOLLOWING AMENDMENTS:

ATTEST:

SAUNDRA PASSAILAIGUE, TRMC
City Secretary