



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: January 9, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Conduct a public hearing on a zoning change from (B-1) Business 1 to (SF-10) Single Family 10 for approximately 0.5877 acres of land, described as MARY H SHIRLEY LOT 7, generally located on the southwest corner of 2nd Street and Church Street.

SUMMARY:

- The applicant is proposing to rezone the subject property of approximately 0.5877 acres from (B-1) Business 1 to (SF-10) Single Family-10 zoning.
- The applicant has indicated that he would like to plat to create two residential lots.
- The site currently has one residential home and one accessory building.
- The property has a depth of approximately 156 feet and a width of approximately 209 feet. This would allow for a second lot and be in conformance with the SF-10 zoning regulations.
- The property is surrounded on the north, west, and south by SF-10 and on the east by (I-1) Industrial 1.
- The requested zoning conforms with the Sanger 2040 Comprehensive Plan.
- The rezoning of this property provides better consistency of the zoning in that area.
- Staff mailed out 22 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received 1 response in favor.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

N/A

ATTACHMENTS:

Location Map