

PLANNING COMMISSION CASE REPORT**Case Number: 2015-019****PC Meeting Date: 12-19-15****Applicant Request****Rezone from R-1 Residential Zone to C-2 Commercial Zone**

Property Location:	13 South Moore Road
Property Owner:	Walter and Sharon Willis
Applicant:	Hometown Folks LLC C/O MAP Engineers

Project Description

- The applicant is proposing to redevelop the southwest corner of Brainerd Road and South Moore Road with a fast-food restaurant.
- The zoning request is for an adjacent parcel proposed to be added to the project site.
- Access to the completed site is proposed to be from Brainerd Road and South Moore Road.

Site Analysis**Site Description**

- The 7,800 square foot lot has a single-family home on it and is adjacent to the property at the corner of Brainerd Road and South Moore Road.
- Access: Currently, access to the site is from South Moore Road.
- Development form: The site is adjacent to the Brainerd Road suburban commercial corridor.
- Land uses: North- commercial; South- single-family homes; East- commercial; West- Barger Academy of Fine Art.
- Density: Average residential density in the area is approximately 5 dwelling units per acre.

Zoning History

- The site is currently zoned R-1 Residential.
- All zones to the west, south, and east are R-1 Residential. The adjacent property to the north is zoned C-2 Convenience Commercial.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- There is no current adopted land use plan for this area.
- The R-1 Residential Zone only permits single-family homes.
- The site is covered by the North Moore Road/North Terrace Zoning Study created in 2000. The policy notes the following goals: retain neighborhood character of established residential areas; provide for orderly commercial and office uses in appropriate locations; encourage efficient utilization of currently zoned office and commercial properties; maintain an adequate transportation network to serve local and regional needs.

Key Findings

- The proposal is generally supported by the goals and principles of the North Moore Road/North Terrace Zoning Study since it encourages utilization of existing commercial lands along Brainerd Rd and does not substantially extend the commercial zoning into the residential neighborhoods along North Moore Road.
- The proposed use is consistent/compatible with surrounding uses, with the adequate provision of screening/buffering.
- The proposal is consistent with the development form of the area.
- The proposed structure does raise some concerns regarding location, lighting, or noise.
- The proposal would be an extension of an existing zone.

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- Staff generally would not recommend approval of additional commercial zoning along Moore Road; however, this particular property, if zoned commercial would line up with commercial zoning across the street, which would serve as a stopping point for other requests.

Staff Recommendation

Approve, subject to installing an 8 foot high privacy fence 20 feet north of the southern lot line in order to mitigate the impacts to the adjacent residential property. The fence shall be placed along the property line, with the landscaping placed to the interior side of the lot.