

PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-037

PC Meeting Date: 03-09-15

Applicant Request

Mandatory Referral to Abandon and Relocate Sewer Line

Property Location:	6757 Palms Court
Property Owner:	Emerson Russell, The Palms on Concord, LLC
Applicant:	Emerson Russell, The Palms on Concord, LLC

Project Description

- The applicant is asking to abandon and relocate an existing sewer easement to accommodate the placement a proposed assisted living facility.

Site Analysis

Site Description

- The project site is located on the west side of North Concord Road approximately 950 feet north of the East Brainerd Road intersection.
- The existing sewer easement is located at the end of Delbert Lane and continues in a westward direction across the center of the site.
- Access: Currently, access to the site is from North Concord Road

Zoning History

- The site is currently zoned R-3 Residential.
- The site was rezoned from R-2 Residential to R-3 Residential in 2011. (Ordinance #12552).

Key Findings

- The proposal has no impact on bordering properties.

Staff Recommendation

Approve