

REVISED FINDINGS FOR PETITION FOR ZONE MAP AMENDMENT

MAR 2013-21: DR. ANDREW SCHROYER, DVM

The Staff Recommends: Approval, for the following reasons:

1. The requested Planned Neighborhood Residential (R-3) zone is in agreement with the 2007 Comprehensive Plan, for the following reasons:
 - a. The Plan recommends a Low Density Residential land use for this portion of the subject property, defined as 0-5 dwelling units per net acre.
 - b. The petitioner proposes ~~46~~ 15 single family lots on 3.57 net acres, and a density of ~~4.48~~ 4.20 units per acre.
2. The existing Agricultural Urban (A-U) zone is inappropriate, and the requested Professional Office (P-1) zone is appropriate for the front 1.5 acres of the subject property, for the following reasons:
 - a. The site is too small to yield a productive agricultural use, and has not been farmed for many years.
 - b. P-1 zoning would permit an office building to be developed in a manner consistent with other existing office buildings in this general area. Several of those are adjacent to low density residential uses.
 - c. The P-1 zone could be accessed from the Wellington Way collector street via Palomar Centre Drive, which serves most other professional office uses located in this general vicinity.
 - d. A "step-down" in land use intensity would result from this proposed development pattern, with offices abutting lower density residential uses.
3. This recommendation is made subject to approval and certification of ZDP 2013-102: Dozier Property, prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of any Planning Commission approval.