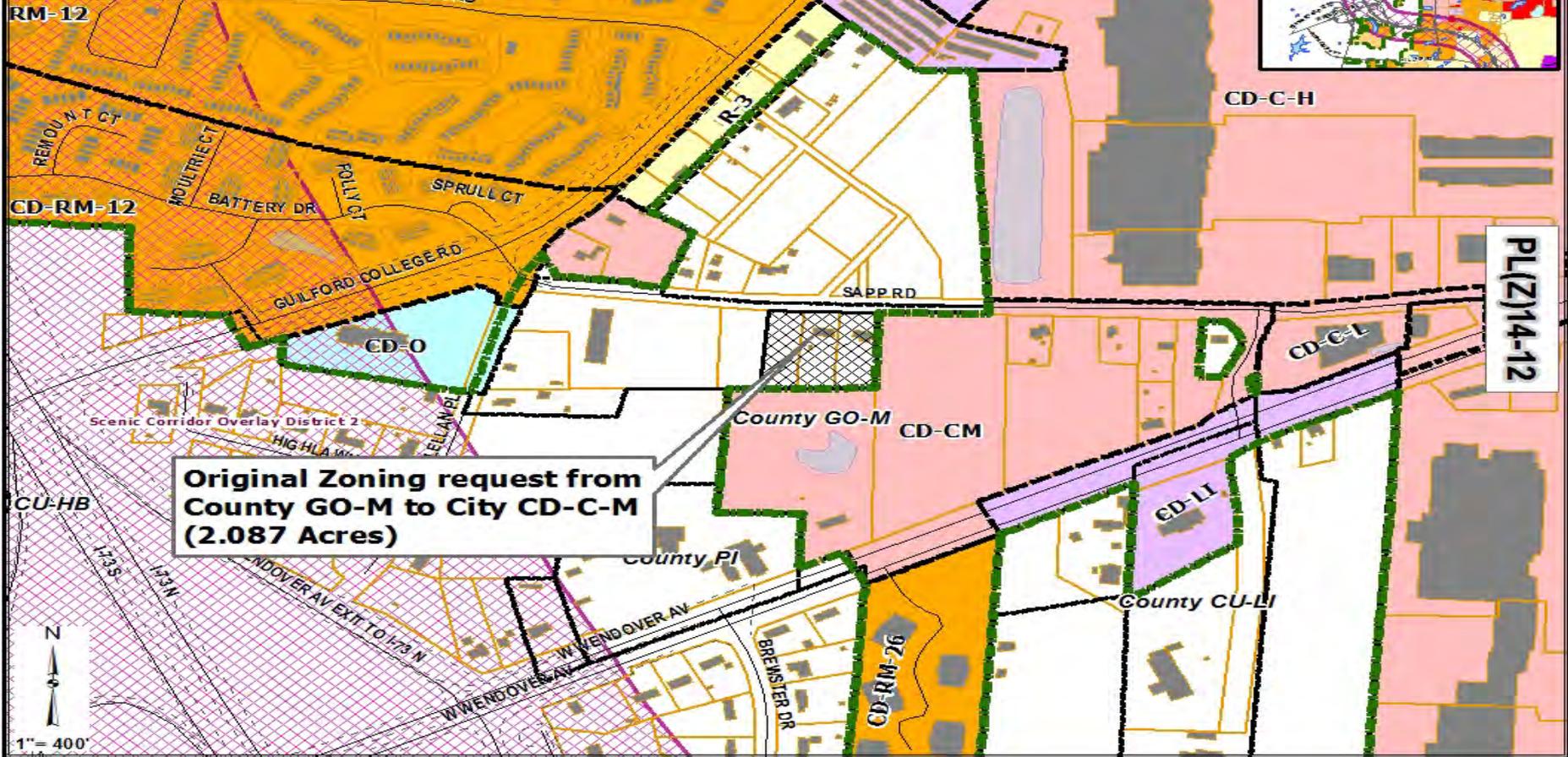


**PUBLIC HEARING  
CITY COUNCIL  
September 2, 2014**



**PL(Z)14-12**

**Original Zoning request from  
County GO-M to City CD-C-M  
(2.087 Acres)**



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Source: Esri, DigitalGlobe, GeoEye, IGN, USDA, USGS, AEX, Getmapping, Aergrid, IGN, IGP, Swisstopo, and the GIS User Community



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## 5529, 5531, & 5603 Sapp Road Conditions

1. Uses: All uses permitted in the C-M district **except** funeral homes, crematoriums, sexually oriented businesses, junked motor vehicles, and land clearing and inert debris landfills.

**5529, 5531, & 5603 Sapp Road**  
**Factors Supporting Staff's Recommendation**  
**(Approval)**

- Sites are designated as High Residential on the Generalized Future Land Use Map, which provides for high-density apartment dwellings, condominiums, life care, and similar housing types.
- Concurrent with this rezoning request, the applicant is also requesting a Comprehensive Plan amendment to change the GFLUM designation to Commercial. This designation applies to large concentrations of commercial uses, such as recently constructed major shopping centers and “big box” retail. As part of this request the applicant has requested a change to the Future Land Use Map to Commercial.
- Proposal supports the Comprehensive Plan's Economic Development goal to promote a healthy and diversified economy and Growth at the Fringe goal to provide sound, sustainable land use patterns that provide for the efficient provision of public services and facilities.
- Proposed CD-C-M As conditioned, the applicant limits proposed uses and will be required to mitigate the development's impact on traffic in the area by through recommended improvements in the Traffic Impact Study.