

with Tract B of BAL-800.

According to FEMA maps, no part of the property is located within a 100-year floodplain. The Forest Hills Health Care Center plat notes that the floodplain boundaries were modified by a LOMR-F approval dated June 1997 from the Federal Emergency Management Agency, Case No. 97-06-331A.

The Future Development Guide of the Comprehensive Plan shows the site to be designated as a Level 3. The ON zoning being requested is considered to be in accordance with the Comprehensive Plan in Level 3.

The Planning Commission, in their meeting of December 20, 2018, concurred with Staff and recommended approval (4-0 vote) of BAZ-2017 and that platting be waived. During the Public Hearing segment, one person representing the abutting church to the east spoke regarding the request to rezone. He shared with the Planning Commission issues they had experienced with sanitary sewer and stormwater on their property and obtaining easements from the abutting property owner. The Planning Commission and Staff acknowledged that these items would be examined during the site plan review process.

Cost: \$0

Prepared By: Brent Murphy, AICP, Senior Planner

Reviewed By: Development Services Department
Legal Department
Assistant City Manager, Operations

Approved By: Michael L. Spurgeon, City Manager

Attachments: Planning Commission Fact Sheet
Case map
Aerial photo
Comprehensive Plan
Forest Hills Health Care Center Plat
SP-74A Conceptual Site Plan
LOMR Letter From Federal Emergency Management Agency
BAL-800 Lot Split Exhibit

Recommendation:

Approve BAZ-2017 as recommended by Planning Commission and Staff.

BDM