

East: Single-family homes
South: Railroad track/Wooded
West: Commercial Businesses

CHARACTER AREAS:

Subject Property: Vacant/Wooded

North: Suburban Area
East: Residential
South: Transportation/Communication/Utilities
West: Residential

Staff Recommendations:

This property fronts US Highway 41, a major thoroughfare highway. Even though the current Comprehensive Plan shows this property and surrounding property as residential use, commercial establishments are within and adjacent to this property. The property located north has also been rezoned to C-C Community Commercial. An adjoining parcel to the west is zoned C-H, Highway Commercial. There is single-family adjacent to the east, but since the general area already has commercial abutting Highway 41, staff recommends **approval** of this request. There is also a railroad tract south and adjacent to this property. The changes to the Character Area Map need to be amended to show the correct character of this area and for potential future development. A landscape buffer and oblique fence will be installed adjacent to the residential area. The applicant shall also abide by **The City of Lake Zoning Ordinance Section 3-15a Buffer Yard Specifications** (copy attached).

RECOMMENDATION BY PLANNING COMMISSION:

- APPROVE AS REQUESTED BY THE APPLICANT
- APPROVE AN AMENDMENT TO INCLUDE A LESSER GEOGRAPHIC AREA OR LESS INTENSE ZONING DISTRICT OR CHARACTER AREA
- APPROVE WITH CONDITIONS
- DENIAL

FINAL ACTION BY THE CITY COUNCIL:

- APPROVED AS REQUESTED BY THE APPLICANT
- APPROVED AN AMENDMENT TO INCLUDE A LESSER GEOGRAPHIC AREA OR LESS INTENSE ZONING DISTRICT OR CHARACTER AREA
- APPROVED WITH CONDITIONS
- DENIED

STAFF ANALYSIS