

Planning Analysis & Property Information

Applicant / Owner:	Thomas W. Rowell		
Request:	Rezone from R-P and R-10 to all C-H		
Property General Information			
Size & Location:	A total of 1.64 acres of a 7.37 acre parcel (vacant land), located near the SE corner of the intersection of Inner Perimeter Road and East Park Avenue, and immediately behind the existing convenience store.		
Street Address:	4507 Inner Perimeter Road		
Tax Parcel ID:	Map # 0150 Parcel 085	City Council District:	1 <i>Councilwoman Miller-Cody</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-P & R-10	Forest
	Proposed:	C-H	Speculative Commercial Development
Adjacent Property:	North:	R-P	Vacant / undeveloped
	South:	C-H	Gas station / undeveloped
	East:	R-M	Vacant / undeveloped
	West:	R-P, C-H	Vacant / undeveloped
Zoning & Land Use History	This property was part of the original Bray Land annexation into the city in 1989. The annexation established the existing zoning pattern of R-P, R-10, and C-H.		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Forest.	
	Wetlands:	No wetlands on or near the subject property	
	Flood Hazards	Located well-outside the FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the area.	
	Endangered Species:	As natural forested land, it's possible endangered species live in the area.	
Public Facilities			
Water & Sewer:	The subject property is not serviced by city water or sewer. The closest city water and sewer lines are located along Inner Perimeter Road (12" & 10") to the south and East Park Avenue (12" & 10") to the west.		
Transportation:	Inner Perimeter Road (Principal Arterial) and East Park Avenue (Minor Arterial)		
Fire Protection:	Fire Station # 2 (E. Park Ave.) = approximately 2.5 miles to the SW. The nearest fire hydrants are to the south along Inner Perimeter Road near the new high school, and along East Park Avenue to the west.		