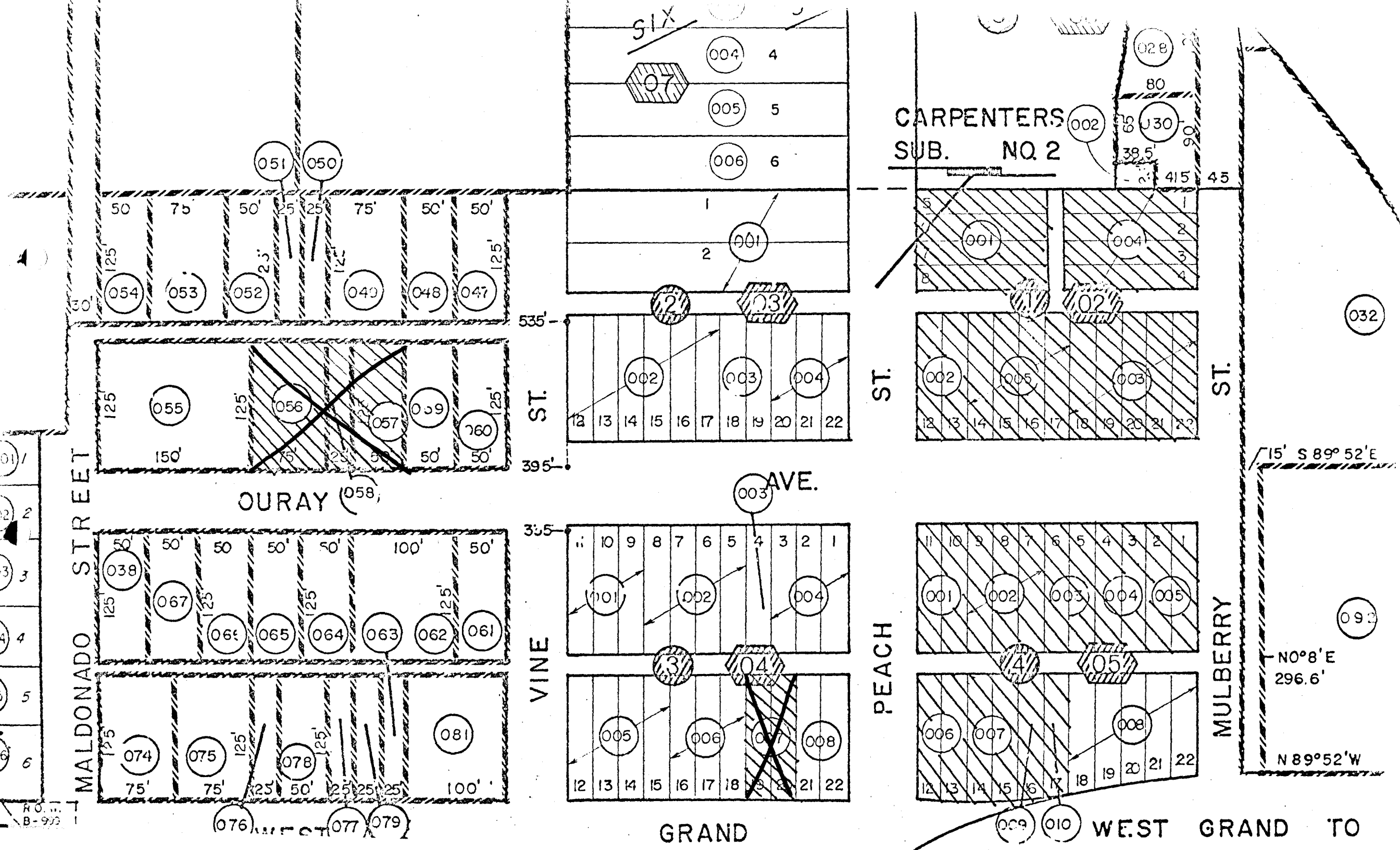


The petitioneers feel that the change of zoning is compatible with the surrounding area, inasmuch as these lots are adjacent to C-2 zoning, and the area is being developed in this manner at the present time.

Access to the area has been provided from Highway 50 and the area is also accessible from Grand Avenue. Traffic patterns will probably not be greatly affected by this change in zoning.

Utilities are presently in the area. There is an 8" sewer line in the alley north of Ouray Avenue. There is an 8" sewer line in the alley south of Ouray Avenue. There is a 6" water line in the middle of Ouray Avenue.



SIX

CARPENTERS
SUB. NO. 2

MALDONADO STREET

OURAY (058)

AVE.

VINE

PEACH

MULBERRY

GRAND

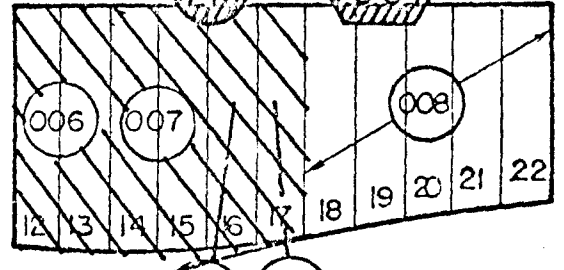
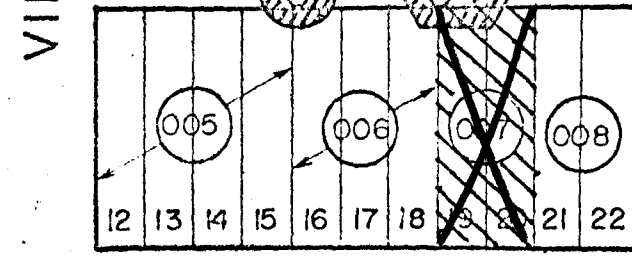
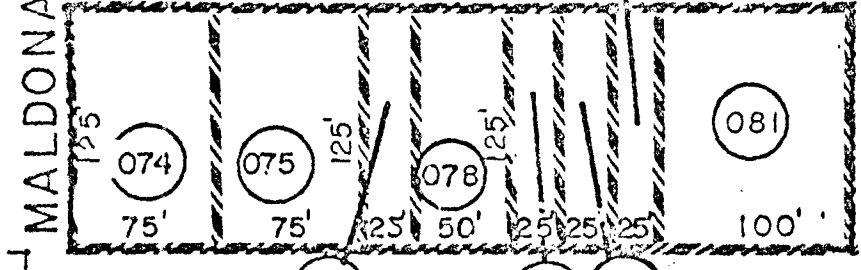
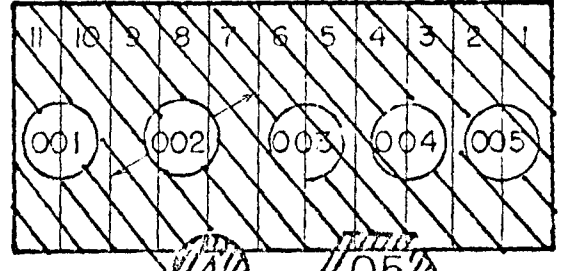
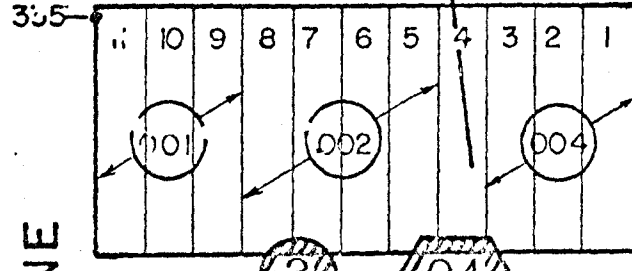
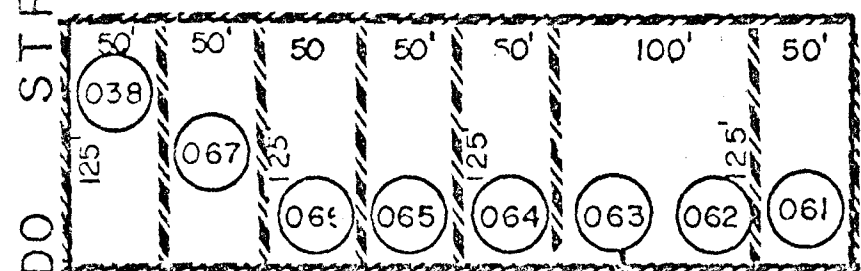
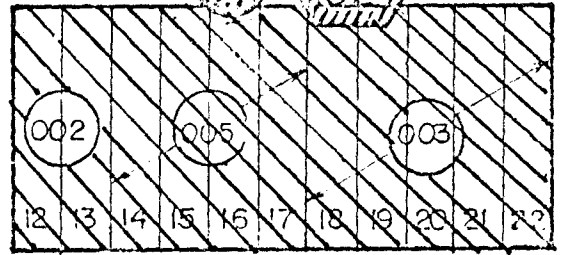
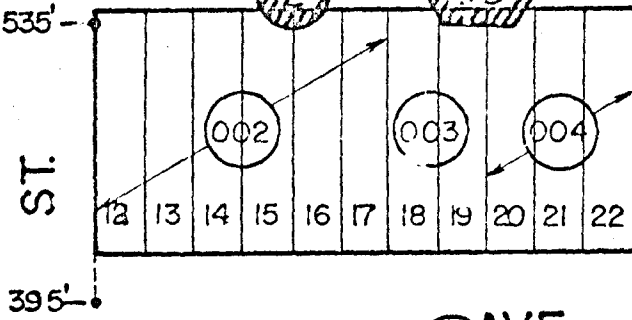
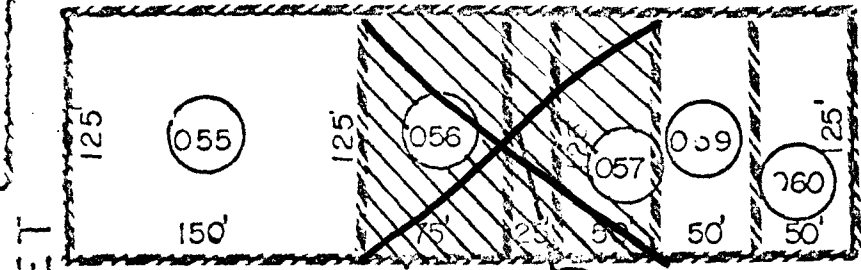
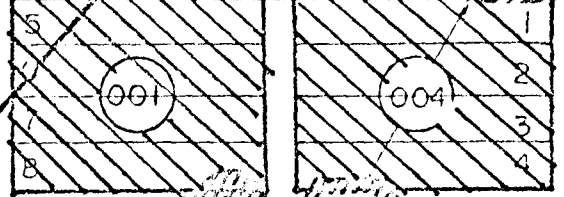
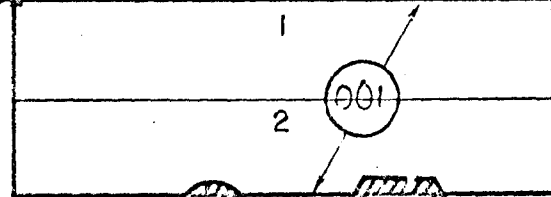
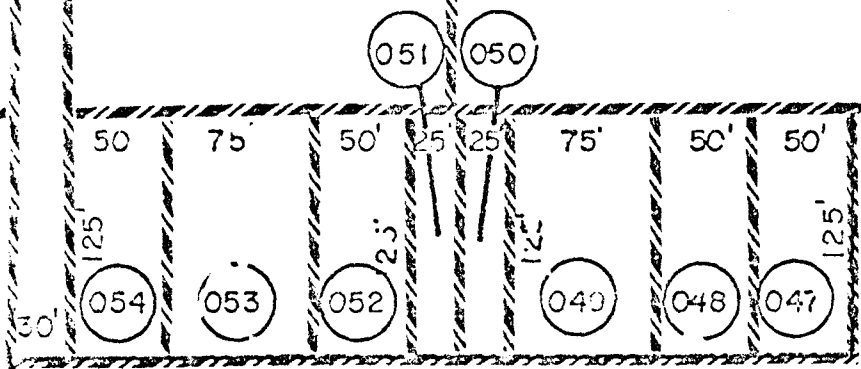
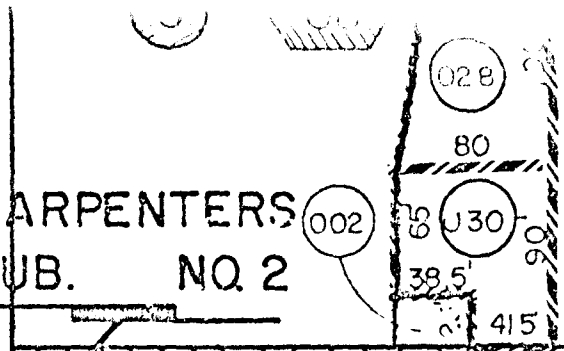
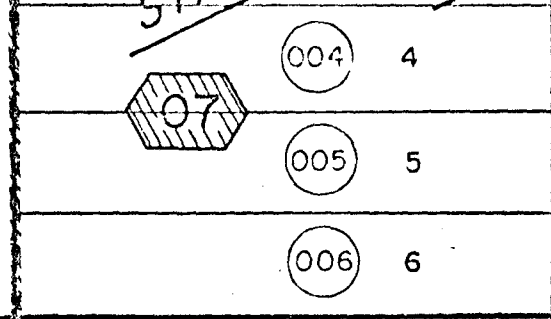
WEST GRAND TO

R.O. ...
B-993

15' S 89° 52' E

N 0° 8' E
296.6'

N 89° 52' W



076 077 079

009 010

032

092

REVIEW SHEET SUMMARY

FILE # ¹¹⁵ ~~01~~-78

ITEM PROPOSED REZONE R-3 to C-2

MEETING DATE _____

COMMENTS:

FIRE DEPT.-MANTLO Ok to rezone

TRAFFIC ENGINEER-STEVE MCKEE Although adjacent zoning is commercial to the north action has been initiated to shelter the residential area from traffic impact. By rezoning this area the traffic impact will be felt much greater on the residents and the intersection of Mulberry and Grand Avenue, a very difficult intersection, which would worsen. Should this area eventually become entirely commercial alternate access must be found before to funnel traffic away from Grand Avenue and Mulberry Intersection, as traffic movements at this intersection would become critical.

CITY ENGINEER-RON RISH Mulberry is only 45' R.O.W. 60 feet is needed to construct streets comparable to adjacent 6 & 50 Subdivision with commercial zoning.

CITY ENGINEER-JENSEN Sewer district in that area was designed for existing situation. Businesses or industry which increases sewage volumes substantially will overload the existing pump station and it will be necessary to replace the station. Fire protection for this area is limited and special studies to indicate that fire protection meets I.S.O. will have to be made.

DEVELOPMENT DEPARTMENT RECOMMENDATION

Recommend denial based on following reasons: 1. Existing area would be adversely impacted with C-2 zoning. 2. A zone change is not warranted due to the absence changes in character of area. 3. There has been recent investment in residential structures in the area and a C-2 rezoning could have a negative effect on the value of the residential structures and the neighborhood.

PLANNING COMMISSION RECOMMENDATION

GOVERNING BODY DECISION

