

APPLICATION NO: 20 042

2003-047

JURISDICTION: 1 of East Ridge
Hamilton County Dist. #8

APPLICANT: Ken Grimes

DATE OF PLANNING COMMISSION MEETING: March 10, 2003

LOCATION: 1509 Maxwell Road

PRESENT ZONING: R-1 Residential District

REQUEST FOR: C-2 General Commercial District

PROPOSED DEVELOPMENT: Office

SIZE OF TRACT: .23 Acres ±

ACCESS TO TRACT: Good

SITE CHARACTERISTICS: Vacant

SURROUNDING DEVELOPMENT: Residential & Commercial

EXTENSION OF EXISTING ZONE: Yes

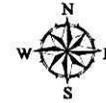
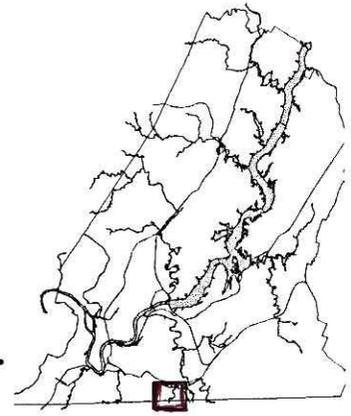
PLANNING COMMISSION RECOMMENDATION:
Deny Request; Approve
another zone

IN ACCORDANCE WITH LAND USE PLAN: No

STAFF RECOMMENDATION: Deny C-2 General Commercial District;
Approve O-1 Office District

REASONS FOR RECOMMENDATION:

This property is an edge property between the R-1 single-family area and the commercial area primarily fronting on Ringgold Road. The request is to develop an office. The use of this site for an office is not inappropriate. The property across Maxwell Road is C- 6 and is an office use. Directly across from this site is the East Ridge Post Office parking lot and it is zoned C -2. A portion of the applicant's property is already zoned commercial and the applicant desires to make the entire site commercial. It would be possible to zone the property commercial and stipulate that the use be limited to office. Alternatively the request for C-2 could be denied and the staff recommend approval for O-1 Office District. Either way, the use of the property for office is appropriate.



1 in. = 100.0 feet

EAST RIDGE

PC MEETING DATE: MARCH 10, '03

CASE NO: 2003-042

FROM: R-1

TO: C-2

