

Council Action and Executive Summary

Item # 19 Ordinance/Resolution# 2602 Council District: 5

For Meeting of February 7, 2011
(Adoption Date)

TITLE: AN ORDINANCE APPROVING A ZONE CHANGE FROM UR (URBAN RANCH FROM THE 1981 ZONING CODE) TO R-1A (SINGLE-FAMILY MEDIUM DENSITY) FOR 0.42 ± ACRES OF LAND LOCATED AT 7116 CORTEZ DRIVE. THE PROPOSED ZONE CHANGE BRINGS THE SUBJECT PROPERTY INTO COMPLIANCE WITH THE 2001 ZONING CODE, AS AMENDED. SUBMITTED BY JEREMIAH LAY ON BEHALF OF THE COMMUNITY FOUNDATION OF SOUTHERN NEW MEXICO, PROPERTY OWNER. (Z2818).

PURPOSE(S) OF ACTION: Zone change request to bring the subject property located at 7116 Cortez Drive into compliance with the 2001 Zoning Code, as amended.

Name of Drafter: Adam Ochoa <i>AO</i>		Department: Community Development		Phone: 528-3204	
Department	Signature	Phone	Department	Signature	Phone
Department Director	<i>CR for DW</i>	528-3066	Budget	<i>Richard [Signature]</i>	541-2107
Other			Assistant City Manager		541-2271
Legal	<i>R. J. [Signature]</i>	541-2128	City Manager	<i>[Signature]</i>	541-2076

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS: The applicant, the Community Foundation of Southern New Mexico, is requesting a zone change from UR (Urban Ranch) to R-1a (Single-Family Medium Density) for 0.42 ± acres of land located at 7116 Cortez Drive. The subject property is currently vacant. The UR (Urban Ranch) zoning district is a zoning district from the 1981 Zoning Code. With the adoption of the 2001 Zoning Code, as amended, the UR zoning district was eliminated. The applicant is requesting a zone change to R-1a (Single-Family Medium Density) for the purpose of bringing the subject property into compliance with the 2001 Zoning Code, as amended.

The subject property is located on the south side of Cortez Drive and has legal access to Cortez Drive. The Metropolitan Planning Organization (MPO) has classified Cortez Drive as a Collector roadway. There are no bus stops or trails present within the general area.

The request for the R-1a zoning designation is consistent with adjacent development north of the subject property. Properties located on the north side of Cortez Drive are zoned R-1a (Single-Family Medium Density) and R-2 (Multi-Dwelling Low Density) and have similar lot sizes as that of the subject property which is 0.42 ± acres. Development in that general area consists of both single-family residential and multi-family residential. In addition, the subject

property is located 315 ± linear feet west of the Cortez Drive and Dunn Road intersection. Northeast of that intersection is a master planned community known as “The Waterfalls” that proposes both high density and medium density single-family residential development.

Development located south of the subject property are zoned both REM (Residential Estates Mobile) and UR (Urban Ranch). The subject property does not qualify for the REM zoning designation as the property is less than the minimum lot size requirement of 0.50 ± acres for the REM zoning district.

The proposed zone change is supported by several Land Use Elements found in the 1999 Comprehensive Plan (see Exhibit “B”). The 1999 Comprehensive Plan encourages both urban residential developments in the East Mesa as well as an assortment of lot sizes for single-family residential development. High density residential development is encouraged along transportation corridors.

On December 28, 2010, the Planning and Zoning Commission (P&Z) recommended approval for the proposed zone change by a vote of 4-0-0 (three Commissioners absent). No public comment was received at the public hearing.

SUPPORT INFORMATION:

1. Ordinance
2. Exhibit “A”- Proposed Zoning Map
3. Exhibit “B”- Findings and Comprehensive Plan Analysis
4. Attachment “A”- Staff Report to the Planning and Zoning Commission for Case Z2818
5. Attachment “B”- Draft minutes from the December 28, 2010 Planning and Zoning Commission
6. Attachment “C”- Vicinity Map

SOURCE OF FUNDING:

N/A	Is this action already budgeted?		
	Yes	<input type="checkbox"/>	See fund summary below
	No	<input type="checkbox"/>	If No, then check one below:
	<i>Budget Adjustment Attached</i>	<input type="checkbox"/>	Expense reallocated from:
<input type="checkbox"/>		Proposed funding is from a new revenue source (i.e. grant; see details below)	
<input type="checkbox"/>		Proposed funding is from fund balance in the _____ Fund.	
N/A	Does this action create any revenue?		
	Yes	<input type="checkbox"/>	Funds will be deposited into this fund: _____
	No	<input type="checkbox"/>	There is no new revenue generated by this action.

FUND SUMMARY:

Fund Name(s)	Account Number(s)	Expenditure Proposed	Available Budgeted Funds in Current FY	Remaining Funds	Purpose for Remaining Funds
N/A	N/A	N/A	N/A	N/A	N/A

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this affirms the Planning and Zoning Commission recommendation for approval. The subject property located 7116 Cortez Drive, with an area of 0.42 ± acres, will be rezoned from UR (Urban Ranch) to R-1a (Single-Family Medium Density). The zone change facilitates compliance with the 2001 Zoning Code, as amended.
2. Vote "No"; this reverses the recommendation made by the Planning and Zoning Commission. The current zoning designation of UR (Urban Ranch) will remain on the subject property located at 7116 Cortez Drive.
3. Vote to "Amend" and vote "Yes"; this may allow Council to modify the Ordinance by adding conditions as determined appropriate.
4. Vote to "Table"; Council may table/postpone the Ordinance and direct staff accordingly.

REFERENCE INFORMATION

The resolution(s) and/or ordinance(s) listed below are only for reference and are not included as attachments or exhibits.

1. Ordinance # 790

COUNCIL BILL NO. 11-022
ORDINANCE NO. 2602

AN ORDINANCE APPROVING A ZONE CHANGE FROM UR (URBAN RANCH FROM THE 1981 ZONING CODE) TO R-1A (SINGLE-FAMILY MEDIUM DENSITY) FOR 0.42 ± ACRES OF LAND LOCATED AT 7116 CORTEZ DRIVE. THE PROPOSED ZONE CHANGE BRINGS THE SUBJECT PROPERTY INTO COMPLIANCE WITH THE 2001 ZONING CODE, AS AMENDED. SUBMITTED BY JEREMIAH LAY ON BEHALF OF THE COMMUNITY FOUNDATION OF SOUTHERN NEW MEXICO, PROPERTY OWNER. (Z2818).

The City Council is informed that:

WHEREAS, the Community Foundation of Southern New Mexico, the property owner, has submitted a request for a zone change from UR (Urban Ranch) to R-1a (Single-Family Medium Density) for property located at 7116 Cortez Drive; and

WHEREAS, the Planning and Zoning Commission, after conducting a public hearing on December 28, 2010, recommended that said zone change request be approved by a vote of 4-0-0 (three Commissioners absent).

NOW, THEREFORE, Be it ordained by the governing body of the City of Las Cruces:

(I)

THAT the land more particularly described in Exhibit "A," attached hereto and made part of this Ordinance, is hereby zoned R-1a (Single-Family Medium Density) for property located at 7116 Cortez Drive.

(II)

THAT the zoning is based on the findings contained in Exhibit "B" (Findings and Comprehensive Plan Analysis), attached hereto and made part of this Ordinance.

(III)

THAT the zoning of said property be shown accordingly on the City Zoning Atlas.

(IV)

THAT City staff is hereby authorized to do all deeds necessary in the accomplishment of the herein above.

DONE AND APPROVED this _____ day of _____ 2011.

APPROVED:

(SEAL)

Mayor

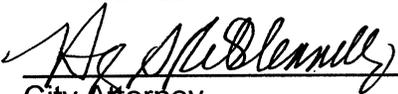
ATTEST:

City Clerk

Moved by: _____

Seconded by: _____

APPROVED AS TO FORM:

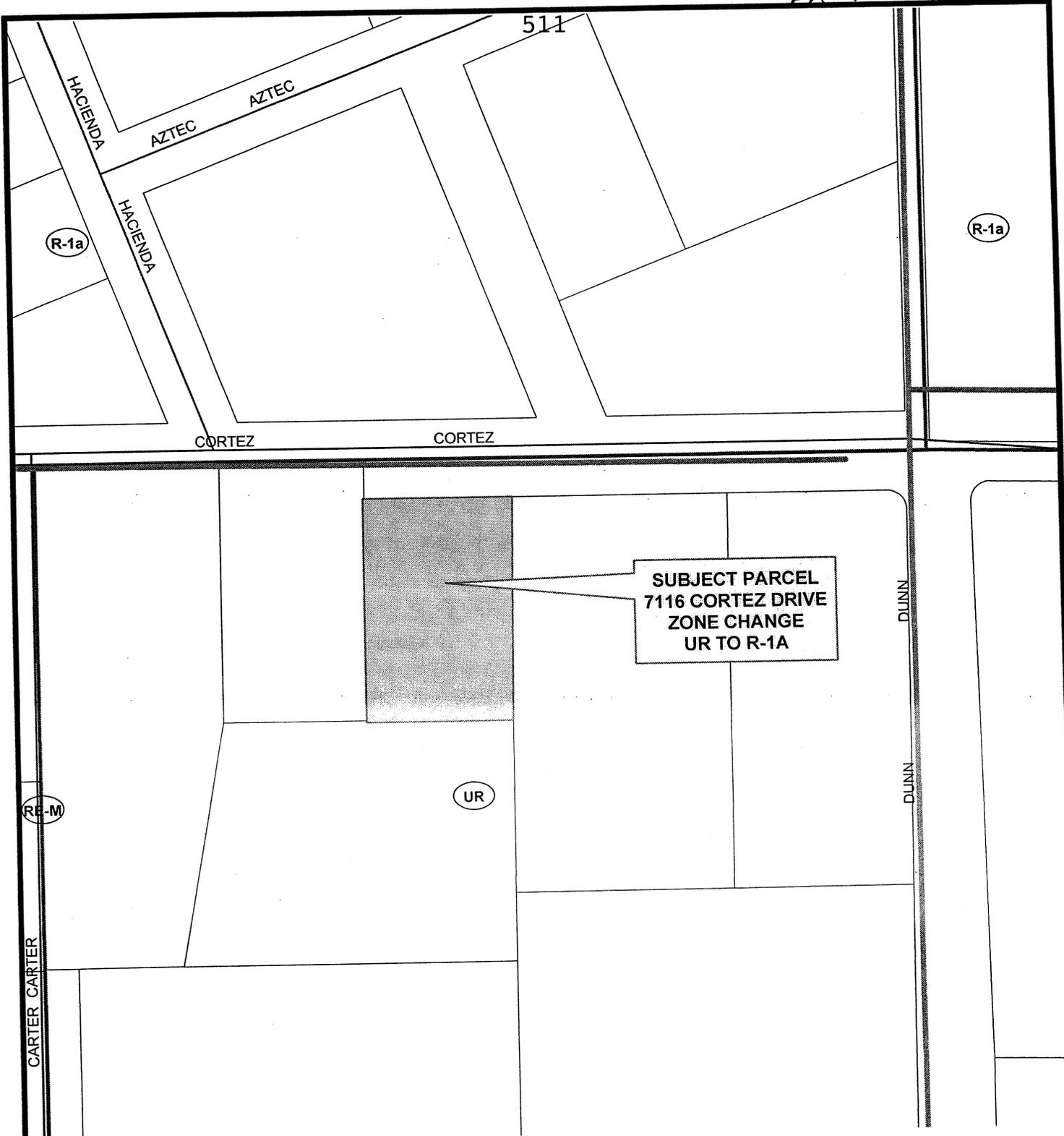


City Attorney

VOTE:

Mayor Miyagishima: _____
Councillor Silva: _____
Councillor Connor: _____
Councillor Pedroza: _____
Councillor Small: _____
Councillor Sorg: _____
Councillor Thomas: _____

Exhibit "A"



ZONING MAP

CASE NO. Z2818
PARCEL: 02-18976
OWNER: HELIX FOUNDATION
ADDRESS: 7116 CORTEZ DRIVE
ZONING: UR TO R-1A



This map was created by Community Development to assist in the administration of local zoning regulations. Neither the City of Las Cruces or the Community Development Department assumes any legal responsibilities for the information contained in this map. Users noting errors or omissions are encouraged to contact the Community Development Department at (505) 528-3043.

FINDINGS & COMPREHENSIVE PLAN ANALYSIS

1. The subject property encompasses 0.42 +/- acres and located at 7116 Cortez Drive.
2. The subject property is currently vacant.
3. The zone change request for the subject property from UR (Urban Ranch from the 1981 Zoning Code) to R-1a (Single-Family Medium Density) will bring the subject property into compliance with the 2001 Zoning Code, as amended.
4. The subject property has legal access to Cortez Drive, a Collector roadway as classified by the Metropolitan Planning Organization (MPO).
5. Adjacent land use and zoning include:

	<u>Zoning</u>	<u>Land Use</u>
North	R-1a	Single-Family Residential
South	UR	Single-Family Residential
East	UR	Single-Family Residential
West	UR	Single-Family Residential

6. The request is consistent with the following sections of the City of Las Cruces Comprehensive Plan:

Land Use Element Goal 1, Objective 3 (Residential Uses)

Policy

- 1.3.1. An urban residential use shall be so designated where these uses occur at a density of greater than two dwelling units per acre. A rural residential use shall be so designated where these uses occur at a density of less than or equal to two dwelling units per acre.
- 1.3.3. An assortment of lot sizes should be provided for single-family residential developments to promote a variety of lifestyles within the community. With small-urbanized lots (such as 3,500 square feet parcels) to large tracts of land (five acres in size), the City shall address all segments of the population.
- 1.3.4. High density uses shall be encouraged to concentrate in and around transportation and communication corridors, thereby supporting a mixed distribution of uses. Lower and rural density residential uses shall be located away from such corridors.
- 1.3.5. All residential development shall address the following urban design criteria: compatibility to the adjacent neighborhood in terms of architectural design, height/density, and the provision of landscaping. Architectural and landscaping

design standards for residential uses shall be established in the Comprehensive Plan Urban Design Element.

- 1.3.10. High density residential uses shall be located and designed to minimize traffic flow through adjacent neighborhoods and should locate on or near existing or future planned transit routes.
- 1.3.14. The City shall encourage urban residential development on the East Mesa.
- 1.3.16. The City shall encourage rural residential uses in the north and south fringe areas of the City.

**City of Las Cruces**[®]

TO: Planning and Zoning Commission

PREPARED BY: Adam Ochoa, Planner *AO*

DATE: December 14, 2010

SUBJECT: 7116 Cortez Drive (Zone Change)

RECOMMENDATION: Approval – without conditions (Case Z2818)

Case Z2818: A request for a zone change from UR (Urban Ranch from the 1981 Zoning Code) to R-1a (Single-Family Medium Density) for 0.42 ± acres of land located 7116 Cortez Drive. The purpose of the zone change is to bring the subject property into compliance with the 2001 Zoning Code, as amended. Submitted by Jeremiah Lay on behalf of the Community Foundation of Southern New Mexico, property owner.

BACKGROUND

The applicant, the Community Foundation of Southern New Mexico, is requesting a zone change from UR (Urban Ranch from the 1981 Zoning Code) to R-1a (Single-Family Medium Density) for 0.42 +/- acres of land located at 7116 Cortez Drive. The subject property is currently vacant. The current zoning designation of the subject property of UR (Urban Ranch from the 1981 Zoning Code) has been eliminated from the current 2001 Zoning Code, as amended. The proposed zone change to R-1a (Single-Family Medium Density) will bring the subject properties into compliance with the 2001 Zoning Code, as amended.

The current size of the subject property of 0.42 +/- acres does not meet the minimum acreage requirements to allow a single-family rural residential zoning designation such as EE (Single-Family Equestrian Estate & Agriculture) or RE (Single-Family Residential Estate). The proposed R-1a (Single-Family Medium Density) zoning designation for the subject property is not out of place in the area; the area generally located north of the subject property is zoned R-1a and is identified as the Hacienda Acres neighborhood.

The subject property has legal access to Cortez Drive. The Metropolitan Planning Organization (MPO) has classified Cortez Drive as a Collector roadway. There are no bus stops or trails present within the general area.

FINDINGS

1. The subject property encompasses 0.42 +/- acres and located at 7116 Cortez Drive.
2. The subject property is currently vacant.
3. The zone change request for the subject property from UR (Urban Ranch from the 1981 Zoning Code) to R-1a (Single-Family Medium Density) will bring the subject property into compliance with the 2001 Zoning Code, as amended.
4. The subject property has legal access to Cortez Drive, a Collector roadway as classified by the Metropolitan Planning Organization (MPO).
5. Adjacent land use and zoning include:

	<u>Zoning</u>	<u>Land Use</u>
North	R-1a	Single-Family Residential
South	UR	Single-Family Residential
East	UR	Single-Family Residential
West	UR	Single-Family Residential

6. The request is consistent with the following sections of the City of Las Cruces Comprehensive Plan:

Land Use Element Goal 1, Objective 3 (Residential Uses)

Policy

- 1.3.1. An urban residential use shall be so designated where these uses occur at a density of greater than two dwelling units per acre. A rural residential use shall be so designated where these uses occur at a density of less than or equal to two dwelling units per acre.
- 1.3.3. An assortment of lot sizes should be provided for single-family residential developments to promote a variety of lifestyles within the community. With small-urbanized lots (such as 3,500 square feet parcels) to large tracts of land (five acres in size), the City shall address all segments of the population.
- 1.3.4. High density uses shall be encouraged to concentrate in and around transportation and communication corridors, thereby supporting a mixed distribution of uses. Lower and rural density residential uses shall be located away from such corridors.
- 1.3.5. All residential development shall address the following urban design criteria: compatibility to the adjacent neighborhood in terms of architectural design, height/density, and the provision of landscaping. Architectural and landscaping design standards for residential uses shall be established in the Comprehensive Plan Urban Design Element.

1. 3.10. High density residential uses shall be located and designed to minimize traffic flow through adjacent neighborhoods and should locate on or near existing or future planned transit routes.

1.3.14. The City shall encourage urban residential development on the East Mesa.

1.3.16. The City shall encourage rural residential uses in the north and south fringe areas of the City.

RECOMMENDATION

The proposed zone change is supported by several Land Use Elements found in the 1999 Comprehensive Plan as presented in the preceding findings. The proposed zone change encourages residential development in the East Mesa. The proposed zoning designation can be seen on adjacent properties north of the subject property. The proposed zone change will also help bring the subject property into compliance with the 2001 Zoning Code, as amended.

Staff has reviewed this zone change and recommends approval without conditions.

The recommendation of the Planning and Zoning Commission will be forwarded to City Council for final consideration.

OPTIONS

1. Approve the request as recommended by staff for case Z2818.
2. Approve the request with conditions.
3. Deny the request.
4. Table/Postpone.

ATTACHMENTS

1. Development Statement
2. Aerial Map
3. Vicinity Map

**DEVELOPMENT STATEMENT for Zoning Applications
(Use for Zone Changes, SUP's and PUD's)
Please type or print legibly**

Please note: The following information is provided by the applicant for information purposes only. The applicant is not bound to the details contained in the development statement, nor is the City responsible for requiring the applicant to abide by the statement. The Planning and Zoning Commission or City Council may condition approval of the proposal at a public hearing where the public will be provided an opportunity to comment.

Applicant Information

Name of Applicant: Jeremiah Lay
Contact Person: Jeremiah Lay
Contact Phone Number: 575 571 1075
Contact e-mail Address: jeremiah@nm-realty.com
Web site address (if applicable): www.nm-realty.com

Proposal Information

Location of Subject Property 7116 Cortez Drive Las Cruces NM 88011

(In addition to description, attach map. Map must be at least 8 1/2" x 11" in size and clearly show the relation of the subject property to the surrounding area)

Current Zoning of Property: UR

Proposed Zoning: R-1A

Acreage of Subject Property: .42 acres

Detailed description of intended use of property. (Use separate sheet if necessary):

Single family home

Proposed square footage and height of structures to be built (if applicable): N/A

Anticipated hours of operation (if proposal involves non-residential uses):

N/A

Anticipated traffic generation 4 trips per day (if known).

Anticipated development schedule: Work will commence on or about unknown
and will take approximately _____ to complete.

How will storm water runoff be addressed (on-lot ponding, detention facility, etc.)?

on-lot ponding

Will any special landscaping, architectural or site design features be implemented in the proposal (for example, rock walls, landscaped medians or entryways, or architectural themes)? If so, please describe and attach rendering if available:

All development standards will be followed.

Attachments

Please attach the following: (* indicates optional item)

Location map

Detailed site plan

Proposed building elevations*

Renderings or architectural or site design features*

Other pertinent information*

AERIAL MAP

519

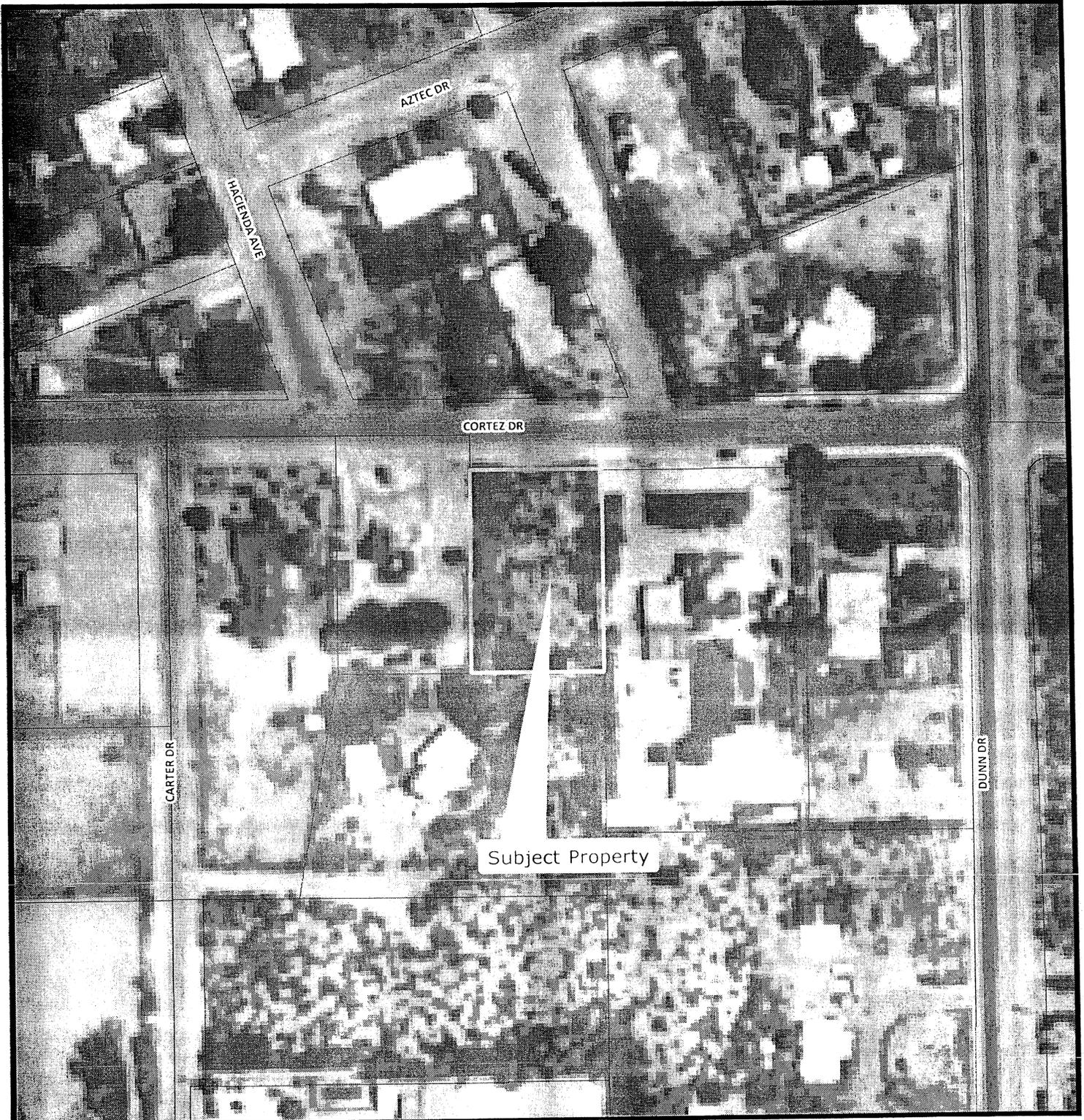
Attachment #2

ZONING: UR TO R-1a

OWNER: COMMUNITY FOUNDATION OF SOUTHERN NM

PARCEL: 02-18976

DATE: 11/09/10

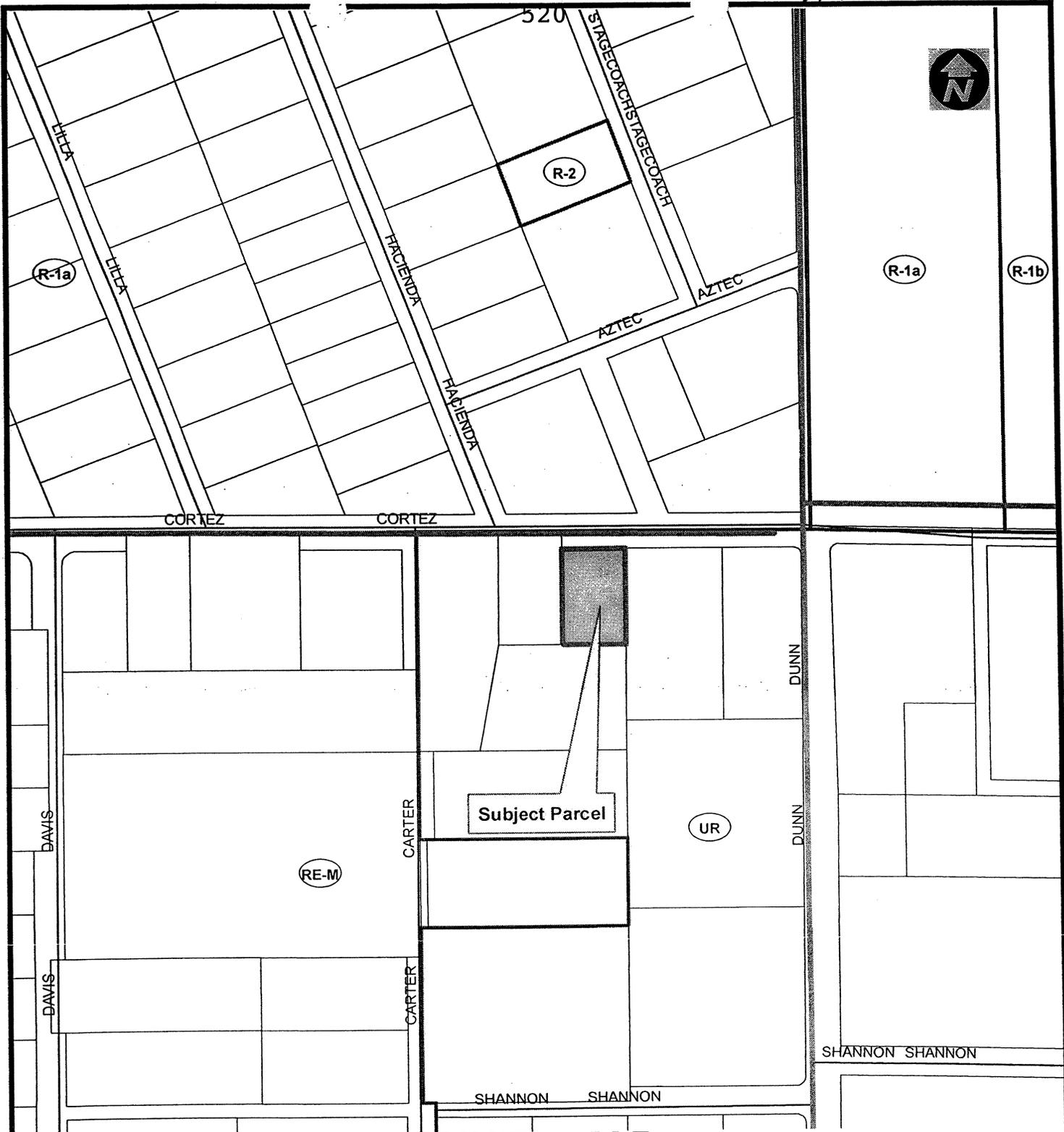


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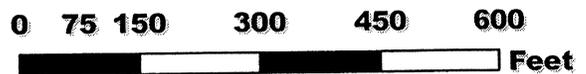
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Community Development Department
700 N Main St
Las Cruces, NM 88001
(575) 528-3222



VICINITY MAP

CASE NO. Z2818
PARCEL: 02-18976
OWNER: HELIX FOUNDATION
ADDRESS: 7116 CORTEZ DRIVE
ZONING: UR



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575 S Alameda Blvd.
Las Cruces, NM 88001
(505) 528-3222

1 \$25,000 or more the entire subject property will have to come into
 2 compliance with the 2001 Zoning Code as amended to provide
 3 landscaping, buffering and meet outdoor lighting requirements.

4
 5 Scholz: All right, is there a second?

DRAFT

6
 7 Stowe: Second

8
 9 Scholz: All right, it's been moved and seconded. I'll call the role. Commissioner
 10 Shipley.

11
 12 Shipley: Aye, findings and site visit.

13
 14 Scholz: Commissioner Crane.

15
 16 Crane: Aye, findings and site visit.

17
 18 Scholz: Commissioner Stowe.

19
 20 Stowe: Aye, findings and site visit.

21
 22 Scholz: And the Chair votes aye for findings and site visit.

23
 24 — 3. **Case Z2818:** A request for a zone change from UR (Urban Ranch from the 1981
 25 Zoning Code) to R-1a (Single-Family Medium Density) for 0.42 ± acres of land
 26 located 7116 Cortez Drive. The purpose of the zone change is to bring the
 27 subject property into compliance with the 2001 Zoning Code, as amended.
 28 Submitted by Jeremiah Lay on behalf of the Community Foundation of Southern
 29 New Mexico, property owner. **(POSTPONED FROM NOVEMBER 16, 2010**
 30 **MEETING) APPROVED 4-0**

31
 32
 33 Scholz: Next up is case Z2818...

34
 35 Ochoa: Is that up on your screen?

36
 37 Scholz: Yeah, we have the vicinity map up on our screen right now.

38
 39 Ochoa: The second case for tonight is case Z2818. It's a request for a zone
 40 change from UR, which is Urban Ranch from the 1981 Zoning Code, to R-
 41 1a, which is Single-Family Medium Density.

42 You can see there in the vicinity map the subject property is located
 43 off of Cortez Drive; this is looking out on the East Mesa. The subject
 44 property is currently vacant and, like I said, the subject property is located
 45 at 7116 Cortez Drive. It encompasses approximately .42 acres in size and
 46 the property is currently vacant. The current zoning designation of the

1 subject property of UR or Urban Ranch has been eliminated from the 2001
2 Zoning Code as amended.

3 Essentially, this zone change will bring the subject property into
4 compliance with the 2001 Zoning Code as amended. The size of the
5 subject property does not allow a Single-Family or Rural Residential
6 zoning designation for the property as, for example, Residential Estates or
7 Equestrian Estates, since it does not meet the minimum acreage size for
8 those zoning designations, which is why staff is recommending R-1a for
9 the subject property. The proposed R-1a zoning designation is not out of
10 place for this area. If you look on the vicinity map of the area to the north
11 of the subject property a lot of those lots are zoned R-1a for Single-Family
12 Medium Density. This is the area identified as the Hacienda Acres
13 Neighborhood. So the R-1a zoning designation is relevant around this
14 area.

15 The subject property has legal access to Cortez Drive, which is
16 designated by the Metropolitan Planning Organization, or MPO, as a
17 Collector roadway. No busses or trails are present within the general
18 vicinity of the subject property. The next slide; you see the aerial there;
19 the subject property is kind of striped, if you will. Sorry for the striping but
20 it is vacant so there's nothing on there to see but you can see from around
21 there it's essentially single-family homes.

22 Staff recommendation: staff has reviewed this zone change and
23 recommends approval without conditions based on the preceding finding.
24 The recommendation of the Planning and Zoning Commission will be
25 forwarded to City Council for final consideration.

26 Your options tonight, gentlemen, will be: 1) to vote "yes" to approve
27 the request as recommended by staff for case Z2818; 2) to vote "yes" to
28 approve the request with additional conditions; 3) to vote "no" to deny the
29 request; or 4) to table or postpone and direct staff accordingly. That is the
30 conclusion of my presentation. The applicant is here if you have any
31 questions for him as well.

32
33 Scholz: Okay, any questions for ... Yes, Commissioner Shipley.

34
35 Shipley: Yes, Mr. Ochoa, the one thing I would say is: this property's not vacant.
36 It's undeveloped. It's just a piece of land right now. It has no structure on
37 it whatsoever; so, as opposed to "vacant" wouldn't we want to call this "not
38 developed?"

39
40 Ochoa: Undeveloped. That would work as well. Yes, sir, undeveloped would just
41 as well, sir. "Undeveloped" is a more correct way, probably. That is
42 correct.

43
44 Shipley: Thank you.

45
46 Scholz: Okay, any other questions? All right, may we hear from the applicant,

DRAFT

- 1 please?
2
- 3 Lay: Jeremiah Lay with Steinborn and Associates Real Estate here on behalf of
4 Community Foundations of Southern New Mexico.
5
- 6 Scholz: Okay, is there anything you want to add to Mr. Ochoa's presentation?
7
- 8 Lay: I agree it's a good zone change. It would make it in compliance with the
9 2001 Zoning Code; also it matches the current property development
10 around it.
11
- 12 Scholz: Okay, any questions for this gentleman? No questions. Thank you very
13 much, sir.
14
- 15 Lay: Thank you.
16
- 17 Scholz: All right, is there anyone from the public who wishes to speak to this case?
18 All right, we'll close it for public discussion. Gentlemen, what's your
19 pleasure?
20
- 21 Stowe: I move that we vote.
22
- 23 Scholz: Okay, you move the....
24
- 25 Stowe: That we approve the request as recommended by staff for case Z2817.
26
- 27 Scholz: Okay, Mr. Stowe, is there a second?
28
- 29 Shipley: It's 2818, I believe.
30
- 31 Scholz: Oh, 2818.
32
- 33 Stowe: Sorry, 2818
34
- 35 Crane: Second.
36
- 37 Scholz: And Mr. Crane seconds that. Okay, I'll call the role. Commissioner
38 Shipley?
39
- 40 Shipley: Aye, findings, discussion and site visit.
41
- 42 Scholz: Commissioner Crane
43
- 44 Crane: Aye, findings.
45
- 46 Scholz: Commissioner Stowe

DRAFT

1
2 Stowe: Aye, findings, discussion and site visit.
3

4
5 Scholz: And the Chair votes aye for findings, discussion and site visit. All right, so
6 it passes 4-0
7

8 **VII. NEW BUSINESS**
9

10 Scholz: All right, the first two items on New Business were on the Consent
11 Agenda. **(SEE CONSENT AGENDA ABOVE)**
12

- 13 1. **Case SUP-10-02:** A request for a Special Use Permit to allow day care services
14 for up to twelve (12) children within a single-family home. The subject property is
15 located at 600 S. Melendrez, is currently zoned R-1a (Single Family Medium
16 Density) and encompasses 0.21 +/- acres. This is a proposed Group Child Care
17 Home (7-12 children) requiring a Special Use Permit within an R-1a zoning
18 district. Submitted by Jennifer Tamplin, on behalf of Wendall L. Eugenio,
19 property owner.
20

21 Scholz: Now, our next case of New Business is SUP-10-02, a request for a
22 Special Use Permit. Mr. Ochoa, are you up again? You're doing all the
23 heavy lifting today.
24

25 Ochoa: Yes, sir.
26

27 Scholz: Go ahead.
28

29 Ochoa: The next case, like you said, sir, is SUP-10-02. It's a request for a special
30 use permit to allow a group child care home or day care for up to 12
31 children at 600 S. Melendrez.

32 The next slide: you can see the vicinity map of the subject property
33 located on the southwest corner of El Molino and Melendrez. It's
34 essentially the last R-1a zoned property in that area. Going toward the
35 west is Industrial so there's kind of a border line between Single-Family
36 Medium Density and the Industrial located to the west. The subject
37 property is located at 600 S. Melendrez. It encompasses approximately
38 .21 acres and is zoned R-1a, which is Single-Family Medium Density. The
39 2001 Zoning Code as amended requires an applicant providing in-home
40 child care exceeding 6 children but less than 13 children to obtain a
41 special use permit prior to the group child care home being in operation.

42 Staff evaluates possible impacts relative to Special Use Permits
43 associated with group child care homes located within residential zoning
44 districts. Some of these issues that we looked for this property are:
45 proximity and potential impact on surrounding properties, the site design,
46 potential traffic impacts, hours of operation, neighborhood comments, etc.



VICINITY MAP

CASE NO. Z2818
PARCEL: 02-18976
OWNER: HELIX FOUNDATION
ADDRESS: 7116 CORTEZ DRIVE
ZONING: UR



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