

STAFF REPORT
HOFFMAN, PLEIN, RAYMOND
(4104 E. EVEREST, 4108 E. EVEREST, 6410 ROBIN STREET)
COMPREHENSIVE PLAN MAP AMENDMENT REQUEST FROM
RESIDENTIAL TO COMMERCIAL
CPA2006-001

Date: July 12, 2006

Report Prepared By: Jennifer Higgins, Community Development Director

Action Requested: To change the Comprehensive Plan Future Land Use Map Future Land Use Designations from Residential to Commercial on the three parcels.

Applicant Name: Gerald & Emma Hoffman, 4104 E. Everest Avenue, Weston¹
Tamara & Greg Plein, 4108 E. Everest Avenue, Weston²
John & Patricia Raymond, 6410 Robin Street³

Property Owner: Gerald & Emma Hoffman, 4104 E. Everest Avenue, Weston¹
Tamara & Greg Plein, 4108 E. Everest Avenue, Weston²
John & Patricia Raymond, 6410 Robin Street³

Date of Public Hearing: August 14, 2006 at 6 pm Village Municipal Center

Summary: The applicants have requested that the Comprehensive Plan Future Land Use Map be amended to show these three properties as future commercial so that they can proceed with rezoning the property to B2 (Community Retail & Service).

General Location of subject Property:

¹Lot 6, Blk 2 of Crestwood Acres Addition. This property is also known as 4104 E. Everest Avenue and consists of .48 acres.

²Lot 5, Blk 2 of Crestwood Acres Addition. This property is also known as 4108 E. Everest Avenue and consists of .48 acres.

³Lot 4, Blk 2 of Crestwood Acres Addition. This property is also known as 6410 Robin Street and consists of .48 acres.

Existing Zoning: The current zoning on the three properties is R-1 (Residential Single Family).

Surrounding Zoning: R-1 (Single-Family Residential to the North, West and East, B2 (Community Retail and Service) to the South.

Existing Land Use: The existing land use of the property is residential. There is currently a single-family home located on each property.

Surrounding Land Use: The properties are adjacent to single-family residences to the north, east and west and commercial areas to the South. There are currently a hotel and clinic located in the commercial area to the south. There are plans to build another hotel (Holiday Inn) and two strip retail/office centers (Weston Crossing) directly to the south of these three properties. The Weston Crossing development has plans for retail, office and restaurants.

Parcel Size: All three parcels are approximately .48 acres each.

Comprehensive Plan Map designation: The three properties are currently designated as future residential on the comprehensive plan future land use map.

Relevant Policies:

- **See Section 94.239 Approval Criteria (1) through (12)**
- **Sec. 94.239 (b) (1) – To change a designation, the proposed Future Land Use map amendment must respond to a substantial change in conditions beyond the property owner’s control applicable to the area within which the subject property lies.** Properties only have right in/right out access due to improvements to E. Everest Avenue and Barbican Center Plat. Increased traffic due to development of Barbican Center and Valdres Springs Commercial Plats.
- **Sec. 94.239 (c) Comprehensive Plan amendment shall be consistent with Village Planning Policies and the Village of Weston Comprehensive Plan goals, objectives and policies.**

Future Actions that will need to be taken for the property: If approved, the Planning Commission will need to approve a resolution recommending the comprehensive plan amendments for approval at an upcoming meeting. The Village Board will then need to hold a 30-day public review period followed by a public hearing on the entire amended plan. For the amended plan to be approved, the Village Board will need to adopt the amended plan by ordinance.