

Planning Commission Report
December 21, 2015

TO: Borough Assembly
FROM: Planning Commission
Subject: Rezone - 203 South Third Street
Petersburg Borough

Recommendation:

Approve rezoning of 203 South Third Street (Parcel ID: 01-007-647) from Public Use to Single-Family Mobile Home.

Planning & Zoning Commission makes the following findings of fact:

1. An application for rezone was initiated by the Petersburg Planning & Zoning Commission (applicant) on November 10, 2015.
2. Applicant is requesting a rezone of a parcel from Public Use to Single Family Mobile Home.
3. Subject parcel is 5,000 sq. ft. and has a small shed. The surrounding area is a developed residential.
4. The zoning district for the area is primarily single-family mobile home. Parcels to the North, South, East and West are zoned single-family mobile home.
5. The parcel has road access (South 2nd Street) and utilities are located nearby.
6. The parcel has been leased from the borough for over 10 years by the adjacent property owner.
7. The rezone is consistent with the current Petersburg Comprehensive Plan (2001), specifically: "4.14 – Objective: Encourage a mixture of land uses and increase density in planned areas.
8. Hearing notices were mailed to property owners within 600 feet of the subject parcel on November 23, 2015.
9. On December 8, 2015, a duly noticed public hearing was held by the Petersburg Planning & Zoning Commission.
10. At the public hearing, the Planning Commission considered and reviewed applicant materials, public comments and testimony, and staff comments. There were no public comments submitted on the proposed action.

Section 2. Based on the preceding findings of fact, the Petersburg Planning & Zoning Commission makes the following recommendation:

The Planning Commission recommends rezoning of 203 South Second Street (Parcel ID: 01-007-647) from Public Use to Single-Family Mobile Home.