

Owner: King of Kings Lutheran Church  
Applicant: Frank Riggins, Crafton Tull  
Location: 13525 West Markham Street  
Area: 3.06 Acres  
Request: Rezone from MF-18 to O-3  
Purpose: Medical Clinic  
Existing Use: Church

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SURROUNDING LAND USE AND ZONING

North – Office use (across West Markham Street); zoned O-3

South – Multifamily development; zoned MF-18

East – Multifamily development (across Shadow Lake Drive); zoned MF-18

West – Chiropractic clinic and single family residences; zoned O-3 and R-2

A. PUBLIC WORKS COMMENTS:

No Comments.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route. Route #5 (West Markham Route) runs along West Markham Street to the east.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Parkway Place Neighborhood Association were notified of the public hearing.



of Parkway Place Drive. The adjacent properties to the west and north are currently zoned O-3. Staff believes that development of this property as an office use will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested O-3 rezoning, as filed.

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PLANNING COMMISSION ACTION:

(JULY 16, 2020)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff. The vote was 9 ayes, 0 nays, and 2 absent.