

# Request for City Council Action

**Date:** December 22, 2015

<b>Agenda Section:</b> Consent  <b>No. 5</b>	<b>Originating Department:</b>  Planning Services/Legal			
<b>Item:</b> A Resolution Approving Sumera Makhdoom's Request for a Special Use Permit to construct two duplexes in the PA, Professional Administrative Office District located at 301 North Robinson Circle  <b>No. 5.9</b>	<b>Approved:</b>			
<p><b>Background and Summary:</b></p> <p>Sumera Makhdoom is requesting a Special Use Permit to allow for the construction of two duplexes in the PA, Professional Administrative Office, zoning District. The subject property located at 301 North Robinson Circle is approximately .60 acres and is currently vacant aside from the remnants of an unused parking lot.</p> <p>The applicant is proposing to construct two, upscale duplexes with access off of North Robinson Circle. The applicant has submitted development plans for the site. It is staff's opinion that the proposed development will be appropriate for the site as it allows each unit to have its own distinct parking area and is more aesthetically consistent with the single family residences in the neighborhood.</p> <p>Attached for City Council review are the following:</p> <ol style="list-style-type: none"> <li>1. A Resolution approving and a Resolution denying the Special Use Request.</li> <li>2. A copy of the unapproved minutes of the Planning Commission for public hearing PC 16-07</li> <li>3. A copy of the staff report to the Planning Commission. (PC 16-07)</li> </ol> <p><b>Additional Information:</b></p> <ol style="list-style-type: none"> <li>1. <i>Constituent/Advisory Body Impact:</i> The Planning Commission conducted a public hearing on December 9, 2015, and voted (7-yes, 0-no) on a motion to recommend approval of the Special Use Permit request. A notice of public hearing was published in the <i>Southern Illinoisan</i> newspaper on November 22, 2015, and fourteen (14) property owners within 250 feet of the subject property were notified of the hearing by certified mail. The applicant was present; no one spoke in favor or in opposition to the request.</li> </ol>				
Engineering Approval Obtained	Finance Approval Obtained	Legal Approval Obtained	Approval Obtained	Manager's Approval Obtained
Council Action: Motion by _____ 2 <sup>nd</sup> by _____ to _____				

2. *Financial Impact:* The community will realize an expanded tax base as a result of the development.
3. *Staff Impact:* Staff will be responsible for issuing all applicable zoning permits.
4. *Community Goals:* Promote the City as an ideal location for new development of residential, commercial, and industrial uses.

**Recommended Action:**

It is recommended that the City Council “move to adopt the Resolution approving Sumera Makhdoom’s Request for a Special Use Permit to construct two duplexes in the PA, Professional Administrative Office District located at 301 North Robinson Circle.”

If the Council wishes to deny the Special Use Permit request, it should “move to adopt the Resolution denying the Special Use Permit to construct two duplexes in the PA, Professional Administrative Office District located at 301 North Robinson Circle.”

RESOLUTION NO. 2015-R-\_\_\_\_

A RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW FOR THE  
CONSTRUCTION OF TWO DUPLEXES IN THE PA, PROFESSIONAL ADMINISTRATIVE  
OFFICE DISTRICT  
(301 North Robinson Circle)

WHEREAS, a Petition has been filed with the City of Carbondale by Sumera Makhdoom requesting that certain property within the zoning jurisdiction of the City of Carbondale be granted a Special Use Permit to allow for the construction of two duplexes within a PA, Professional Administrative Office , district at the location described hereafter; and,

WHEREAS, a notice of the hearing before the Planning Commission of the City of Carbondale, stating its purpose was published in the *Southern Illinoisan* on the 22<sup>nd</sup> day of November, 2015, being at least fifteen (15) days prior to said hearing; and,

WHEREAS, the administrative official posted a notice on said property and served notice on all the property owners within 250 feet from said property according to Section 15-6.8.2.D of the Revised Code of the City of Carbondale; and

WHEREAS, the hearing of the Planning Commission of the City of Carbondale was

called at 6:00 p.m. on the 9<sup>th</sup> day of December, 2015, at the City Council Chambers in said City to consider the special use request for said property; and,

WHEREAS, said Planning Commission conducted said hearing pursuant to the notice given and to the laws of the State of Illinois; and

WHEREAS, said Planning Commission thereafter filed with the City Council a report of this hearing disclosing its findings of fact and its recommendation being as follows: to approve PC 16-07, Sumera Makhdoom's request for a Special Use Permit to allow for the construction of two duplexes in a PA, Professional Administrative Office, district; and,

WHEREAS, the City Council of the City of Carbondale has considered the findings of fact filed by the Planning Commission, the record of the Commission's public hearing, the provisions of the zoning ordinance and additional information provided to the City Council, and based thereon finds that the special use should be granted with certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE, ILLINOIS AS FOLLOWS:

1. That the City Council adopts the findings of fact as filed by the Planning Commission.
2. That the request for a Special Use Permit to allow for two duplexes in a PA, Professional Administrative Office, district, at the property shown in Exhibit A attached hereto is approved for the property described below as:

**GENERAL DESCRIPTION**

301 North Robinson Circle

4. That the Special Use granted shall be subject to the following conditions:
  - a. The development shall be built as shown in the Proposed Development Plan

and Proposed Street View attached as Exhibit B.

5. That this Resolution be spread at length upon the minute records of the City Council of the City of Carbondale, Illinois.

This Resolution adopted at a regular meeting of the City Council of the City of Carbondale, Illinois on the 22<sup>nd</sup> day of December, 2015.

APPROVED: \_\_\_\_\_  
John M. Henry, Mayor

ATTEST: \_\_\_\_\_  
Jennifer Sorrell, City Clerk

APPROVED AS TO LEGALITY AND FORM:

\_\_\_\_\_  
P. Michael Kimmel, City Attorney

LEGAL DESCRIPTION REVIEWED BY:

\_\_\_\_\_  
Travis Taylor, Planner

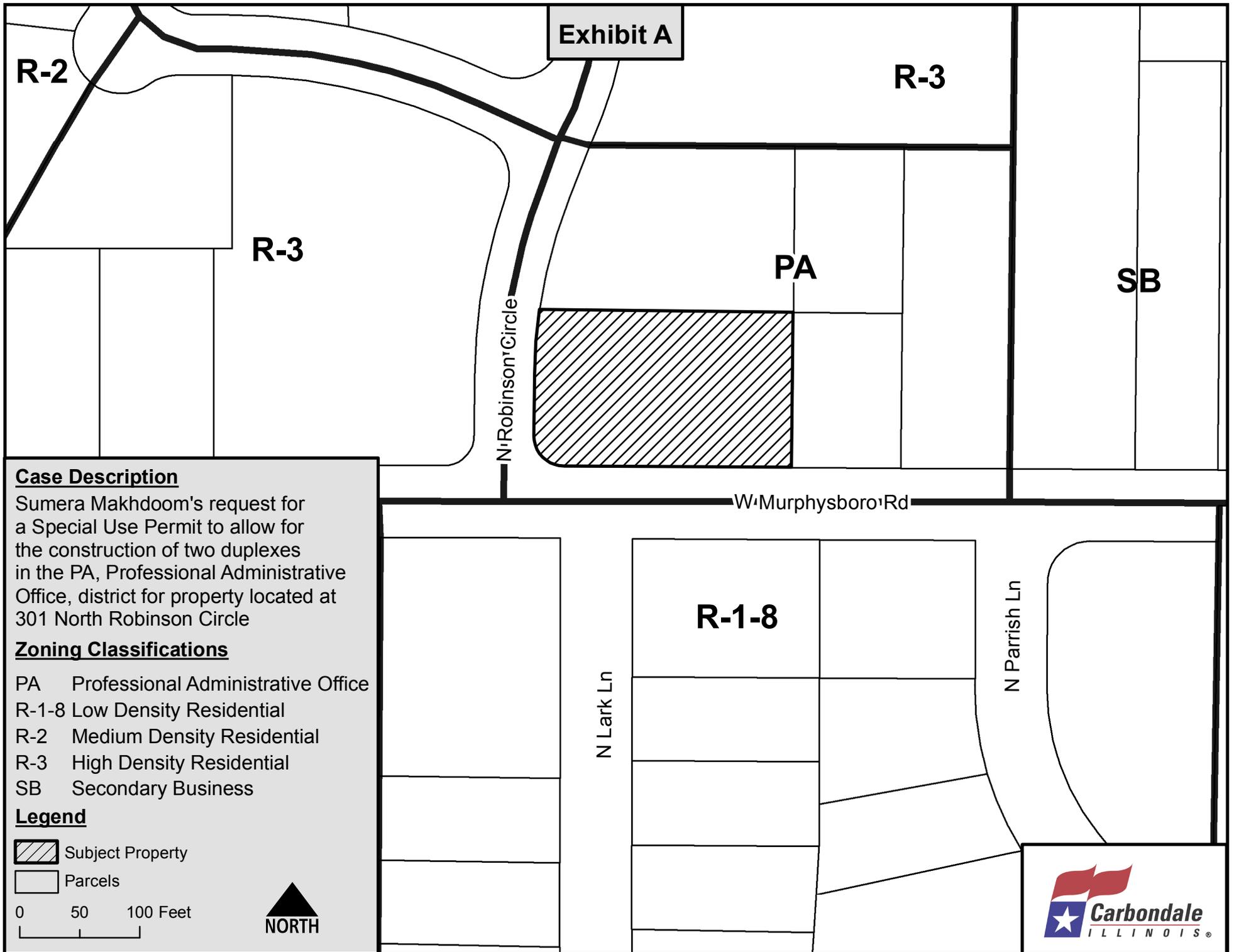




Exhibit G - Proposed Street View, Option 1



Mirror

RESOLUTION NO. 2015-R-\_\_\_

A RESOLUTION DENYING A SPECIAL USE PERMIT TO ALLOW FOR THE  
CONSTRUCTION OF TWO DUPLEXES IN A PA, PROFESSIONAL ADMINISTRATIVE  
OFFICE, DISTRICT .  
(301 North Robinson Circle)

WHEREAS, a Petition has been filed with the City of Carbondale by Sumera Makhdoom requesting that certain property within the zoning jurisdiction of the City of Carbondale be granted a Special Use Permit to allow for the construction of two duplexes within a PA, Professional Administrative Office , district at the location described hereafter; and,

WHEREAS, a notice of the hearing before the Planning Commission of the City of Carbondale, stating its purpose was published in the *Southern Illinoisan* on the 22<sup>nd</sup> day of November, 2015, being at least fifteen (15) days prior to said hearing; and,

WHEREAS, the administrative official posted a notice on said property and served notice on all the property owners within 250 feet from said property according to Section 15-6.8.2.D of the Revised Code of the City of Carbondale; and

WHEREAS, the hearing of the Planning Commission of the City of Carbondale was

called at 6:00 p.m. on the 9<sup>th</sup> day of December, 2015, at the City Council Chambers in said City to consider the special use request for said property; and,

WHEREAS, said Planning Commission conducted said hearing pursuant to the notice given and to the laws of the State of Illinois; and

WHEREAS, said Planning Commission thereafter filed with the City Council a report of this hearing disclosing its findings of fact and its recommendation being as follows: to approve PC 16-07, Sumera Makhdoom's request for a Special Use Permit to allow for the construction of two duplexes in a PA, Professional Administrative Office, district; and,

WHEREAS, the City Council of the City of Carbondale has considered the findings of fact filed by the Planning Commission, the record of the Commission's public hearing, the provisions of the zoning ordinance and additional information provided to the City Council, and based thereon finds that the special use should be denied.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CARBONDALE, ILLINOIS AS FOLLOWS:

1. That said petition for a Special Use Permit to allow an auto storage yard within a GI, General Industrial, district is denied for the property shown in Exhibit A, attached hereto, and described below as:

**GENERAL DESCRIPTION**

301 North Robinson Circle

2. That the City Council of the City of Carbondale makes the following findings as the basis for denial of said petition:
  - a. The proposed Special Use will not permit and encourage an environment of sustained desirability and stability, and that it will not be in harmony with the character of the surrounding

neighborhood;

- b. The Special Use will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will substantially diminish and impair property value within the neighborhood, and;
- c. The establishment of the Special Use will impede the normal and orderly development and improvement of surrounding property for uses permitted in the District.

3. That this Resolution be spread at length upon the minute records of the City Council of the City of Carbondale, Illinois.

This Resolution adopted at a regular meeting of the City Council of the City of  
Carbondale, Illinois on the 22<sup>nd</sup> day of December, 2015.

APPROVED: \_\_\_\_\_  
John M. Henry, Mayor

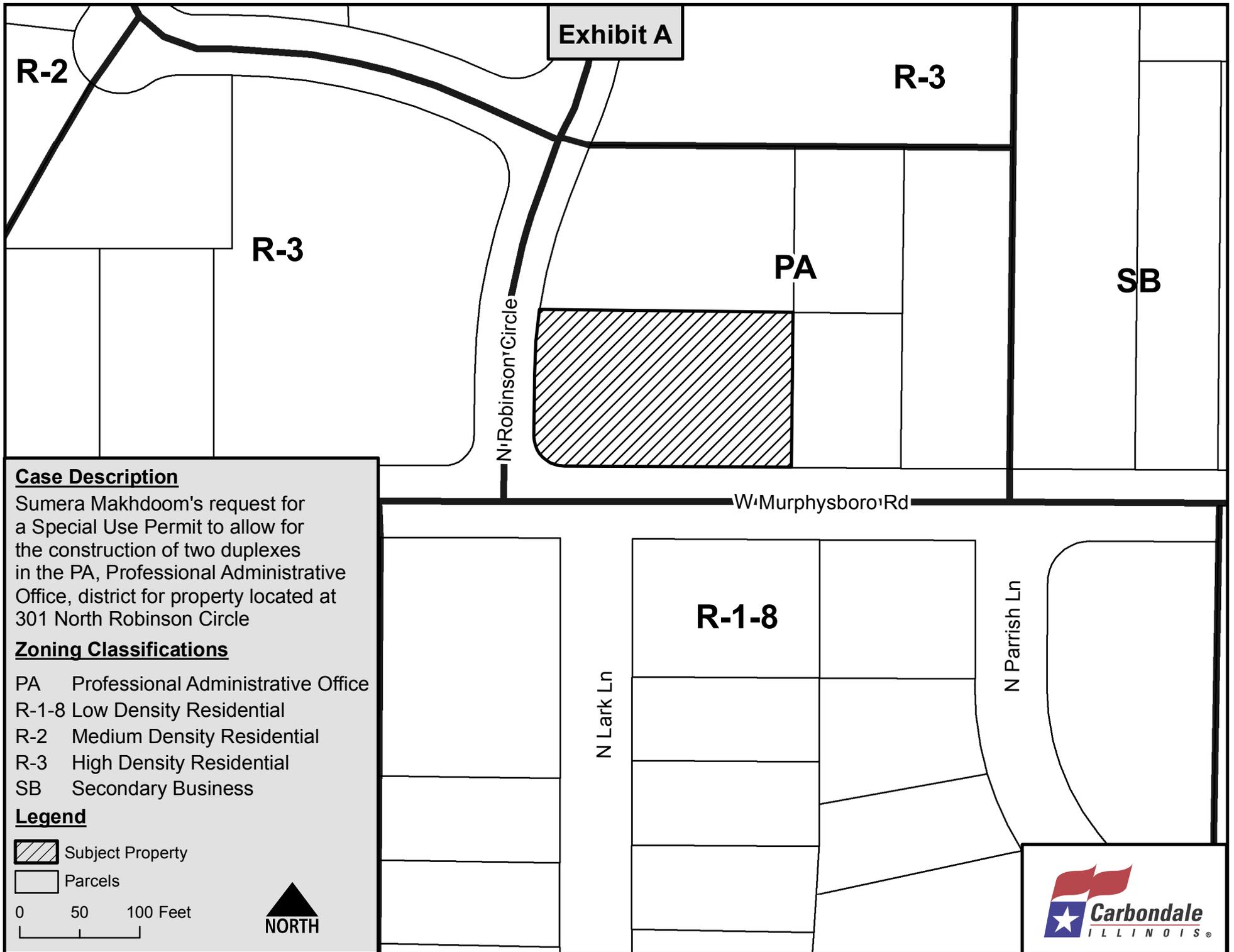
ATTEST: \_\_\_\_\_  
Jennifer Sorrell, City Clerk

APPROVED AS TO LEGALITY AND FORM:

\_\_\_\_\_  
P. Michael Kimmel, City Attorney

LEGAL DESCRIPTION REVIEWED BY:

\_\_\_\_\_  
Travis Taylor, Planner



R-2

Exhibit A

R-3

R-3

PA

SB

N Robinson Circle

W Murphysboro Rd

R-1-8

N Lark Ln

N Parrish Ln



**MINUTE EXCERPTS**  
**PC 16-07**  
**Carbondale Planning Commission**  
**Wednesday, December 9, 2015**  
**Room 108, 6:00 p.m.**  
**City Hall/Civic Center**

Mr. Anz called the meeting to order at 6:00 p.m.

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**Members Present:** LeBeau, Sheffer, Anz, Field, Love, Lilly and Litecky

**Members Absent:** Barke, Schachel and Bradshaw (ex-officio)

**Staff Present:** Taylor and Sergeev

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**1. Public Hearing**

**PC 16-07** - Sumera Makhdoom is requesting a Special Use Permit to allow for the construction of two duplexes in the PA, Professional Administrative Office, zoning district for property located at 301 North Robinson Circle.

Mr. Anz declared Public Hearing PC 16-07 open at 7:22 p.m. and asked Mr. Taylor to read the legal notice.

Mr. Taylor, Planner for the City of Carbondale, read the legal notice.

Mr. Anz asked Mr. Taylor to present the staff report.

Mr. Taylor was sworn in and read parts A and B of the staff report.

Mr. Anz asked if there were any questions from Commission to staff.

There were none.

Mr. Anz asked if the applicant was present and would like to speak.

Ms. Sumera Makhdoom, 1220 Da-Cla-Mar Court, came forward to speak in favor of the application.

Mr. Anz asked if any members of the Commission had any questions for the applicant.

There were none.

Mr. Love asked Ms. Makhdoom how long they have owned the property.

Ms. Makhdoom stated that they have owned the property for about 3 years.

Mr. Anz asked if anyone would like to speak in favor of the application.

There were none.

Mr. Anz asked if anyone would like to speak in opposition of the application.

There were none.

Mr. Anz asked Mr. Taylor to complete the staff report.

Mr. Taylor read parts C and D of the staff report, with a recommendation to approve PC 16-07.

Mr. Anz asked if there were any questions for staff.

There were none.

Mr. Anz asked if there were any questions from anyone to anyone.

There were none.

Mr. Anz declared Public Hearing PC 16-07 closed at 7:35 p.m.

Mr. Sheffer moved, seconded by Ms. Lilly, that the Commission accept as findings of fact Parts A and B of the staff report for PC 16-07, the applicant was present and spoke in favor of their application.

Mr. Sheffer moved, seconded by Mr. Love, that all 7 criteria be voted on as one.

The motion passed on a unanimous voice vote.

Mr. Love moved, seconded by Ms. Lilly, that all 7 criteria have been met.

Roll Call Vote:

Yes – 7 (LeBeau, Sheffer, Anz, Field, Love, Lilly, Litecky)

No – 0

Mr. Love moved, seconded by Mr. Sheffer, that the Planning Commission recommend to City Council, approval of PC 16-07 with the following condition:

- 1) The development shall be built as shown in Proposed Development Plan, Option 1 and Proposed Street View, Option 1.

Roll Call Vote:

Yes – 7 (LeBeau, Sheffer, Anz, Field, Love, Lilly, Litecky)  
No – 0

Mr. Taylor announced that the motion to approve PC 16-07 passed and will be on the City Council Agenda for December 22, 2015.

Unapproved

M-E-M-O-R-A-N-D-U-M

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TO: City of Carbondale Planning Commission

FROM: Travis Taylor, Planner

RE: PC 16-07, Sumera Makhdoom, Special Use Permit to allow for the construction of two duplexes in the PA, Professional Administrative Office, district for property located at 301 North Robinson Circle.

DATE: December 2, 2015

**(Planning Commission Public Hearing on December 9, 2015 at 6:00 p.m.)**

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PART A. GENERAL INFORMATION

1. Applicant:  
Sumera Makhdoom  
1220 Da-Cla-Mar Court  
Carbondale, IL 62901
  
2. Requested Action and Background: The applicant is requesting a Special Use Permit to allow for the construction of two duplexes at 301 North Robinson Circle. (Please refer to Exhibit A – Applicant’s Brief). The property is currently zoned PA, Professional Administrative Office, and only allows residential uses by Special Use Permit. Access to the duplexes will be provided off of North Robinson Circle with the applicant having submitted two options regarding the layout of the buildings and parking areas (Please refer to Exhibit B – Proposed Development Plans).  
  
Prior to being demolished in 2011, a medical office building was maintained on the property. This building was in place since the property was zone PA with the adoption of the original zoning ordinance in 1974. Currently, the property is vacant with only remnants of the parking lot from the previous use on the property.
  
3. Number of Notices Sent to Owners within 250 feet: Fourteen (14) notices were sent to property owners located within 250 feet of the subject property.
  
4. Location: The subject property is located at 301 North Robinson Circle, northeast of the intersection of Murphysboro Road and North Robinson Circle (Please refer to Exhibit C -

Photos of the Subject Property).

5. Size: The subject property is 150' by 210' or approximately .60 acres.
6. Existing Zoning: The subject property is currently zoned PA, Professional Administrative Office, as is land to the north and east. Property to the west and further north is zoned R-3, High Density Residential, and property to the south is zoned R-1-8, Low Density Residential (Please refer to Exhibit D- Existing Zoning).
7. Existing Land Use: The subject property and property immediately east is currently vacant. There is a church immediately west of the property and single family homes south across West Murphysboro Road. A dentist office is located on property to the north with multifamily residential uses further north (Please refer to Exhibit E- Existing Land Use).
8. Comprehensive Plan: The 2010 Comprehensive Plan Future Land Use Plan designates the subject property and property to the north and west as Commercial. Land to the south is designated as Neighborhood Conservation (Please refer to Exhibit F- 2010 Comprehensive Plan Future Land Use).
9. Zoning History: The subject property has been zoned PA, Professional Administrative Office, District since the adoption of the 1974 zoning ordinance.
10. Applicable Regulations:

**Statement of Intent of Existing Zoning District:**

Section 15-2.14.1: PA, Professional Administrative Office District.

Statement of Intent: This district is created to reserve appropriately located areas for harmonious intermediate uses to serve as buffers between residential districts and nonresidential districts; to create a suitable environment for professional and administrative office buildings, specially designed for such purposes and located on sites large enough to provide room for landscaping, open spaces, and off-street parking facilities; to minimize traffic congestion and to avoid the overloading of utilities.

**Special Uses:**

Sec. 15-6.8.1: Intent

The special use permit is established to provide for those uses which may have a unique, special, or unusual impact upon the use or enjoyment of neighboring property, and to provide for those public and quasi-public uses affected with the public interest. Where a use exists on the effective date of this Chapter, it shall be considered a lawful special use.

Sec. 15-6.8.2.C: Procedures

- C.1 **Hearing**: A special use may be permitted by the City Council only after a public hearing before the Planning Commission. The Planning Commission shall make findings of fact; and if the Planning Commission finds that:
  - (a) The proposed special use will permit and encourage an environment of sustained desirability

and stability, and that it will be in harmony with the character of the surrounding neighborhood;

(b) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare;

(c) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property value within the neighborhood;

(d) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

(e) Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;

(f) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

(g) The special use will be located in a district where such use may be permitted, and shall conform to all requirements of this Title 15.

C.2. The Planning Commission shall recommend that the City Council approve the issuance of the zoning certificate for such special use. Otherwise, the Planning Commission shall recommend that the City Council direct the administrative official to deny the application. The findings of fact and the recommendation of the Planning Commission shall be in writing. The City Council decision shall be written to the applicant by the administrative official.

(Please refer to the Zoning Ordinance for additional zoning district regulations.)

## PART B. SPECIAL INFORMATION

### 1. Public Utilities:

Water: There is a 12 inch City of Carbondale water line running along West Murphysboro Road and a 6 inch water line running along North Robinson Circle.

Sanitary Sewer: There is a 15 inch City of Carbondale sanitary sewer line running along North Robinson Circle and an 8 inch line running along West Murphysboro Road.

Storm Sewer: Storm water is handled via curbs and gutters which route water to storm water inlets located along West Murphysboro Road and North Robinson Circle.

2. Public Services: The subject property is located within Carbondale City Limits and is served by the City of Carbondale Police and Fire Departments.

3. Traffic Counts: The Illinois Department of Transportation Traffic Map provides the following average daily traffic counts in the immediate area:

	<u>Average Daily Traffic</u>
West Murphysboro Road	7,500 ADT

4. Correspondence Received: As of the writing of this report, staff has not received any correspondence regarding the request.

### PART C. ANALYSIS

The applicant, Sumera Makhdoom, is requesting a Special Use Permit to allow for the construction of two duplexes in a PA, Professional Administrative Office, district.

The following are staff's responses to the seven criteria for granting a special use (Section 15-6.8.2.C):

1. *The proposed special use will permit and encourage an environment of sustained desirability and stability, and that it will be in harmony with the character of the surrounding neighborhood.*

The proposed special use will provide for the redevelopment of a vacant lot at 301 North Robinson Circle. The proposed duplexes would be in harmony with the surrounding neighborhood as there are multifamily residences to the north and single family residences to the south. The statement of intent for the PA district outlines the importance of the district to serve as a buffer between residential and non-residential districts. It is staff's opinion the duplexes will serve this purpose and still maintain the desirability and stability of the area.

2. *The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, or general welfare.*

It is staff's opinion that duplexes on the property would not be detrimental to or endanger the public health, safety or general welfare. The development and rental of the duplexes will be monitored and inspected regularly by the Building and Neighborhood Services (BNS) Division. All rental properties are regulated by BNS for compliance with building and City codes.

3. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property value within the neighborhood.*

The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity. Similar and more intense uses surround the property. There are multifamily, single family, and commercial uses in the immediate area. It is staff's opinion that the use of the property for the development of two duplexes will not diminish property value within the neighborhood.

4. *The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

The development of duplexes on the site will not impede future development in the area, nor should it inhibit the improvement of the area for other permitted uses in the district. It is staff's opinion that the development of the duplexes will provide for the overall improvement of the property which currently contains remnants of the parking lot which was in place for the previous use.

5. *Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided.*

Adequate utilities, access roads and drainage are currently in place serving the commercial and multifamily uses in the area. It is staff's opinion that they would also be adequate for the proposed use.

6. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

As proposed, the duplexes will be served by an access drive off of North Robinson Circle. Prior to construction, Planning Services staff will require the issuance of a zoning certificate approving the exact size and location of the drive to ensure the adequate ingress and egress for the site. The duplexes will be located along West Murphysboro Road which already receives a high volume of traffic; therefore, staff does not anticipate an adverse effect on traffic congestion due to the proposed use.

7. *The special use will be located in a district where such use may be permitted, and shall conform to all requirements of this Chapter.*

The PA District allows two-unit dwellings as a special use. The allowance of the special use would conform to all requirements of this section.

### ADDITIONAL ANALYSIS

Sumera Makhdoom is requesting a Special Use Permit to allow for the construction of two, upscale, townhouse-style duplexes at 301 North Robinson Circle (Please refer to both Exhibit G – Proposed Street View; and Exhibit H – Proposed Floor Plan). The applicant has submitted two options for the development as shown in the attached exhibits with the only major difference being the location of the parking areas for the duplexes. Proposed in Option 1 are separate driveways for each of the four units, whereas Driveways are shared between two units in Option 2. In staff's experience, Option 1 tends to be more appropriate for duplex residents and aesthetically pleasing from the street as the parking areas are segmented by the front yards of the units.

Overall, staff finds that the proposed designs will meet all setback and parking requirements for the development. It is noted however, that the access provided off of North Robinson Circle will need to be reviewed and revised to decrease the angle of ingress and egress off of North Robinson Circle. Staff's initial recommendation is to locate the duplexes and drive further north on the property, therefore providing a curb cut and driveway access which is perpendicular to the

street. This design, or one similar, will allow for adequate ingress and egress to the site. A full review of the development and detailed zoning certificate will be issued outlining the layout of the duplexes prior to construction. It is staff's opinion that this style of development will be beneficial for the neighborhood and consistent with the character of the area.

Staff recommends that the Planning Commission further explore the implications of the 2010 Comprehensive Plan Future Land Use designations on the proposed use and property. The 2010 Comprehensive Plan designates the subject property and property to the north, west, and east as Commercial. While the surrounding area is currently a mix of both, the uses in the area lean more on residential than commercial uses. The use of the property for two-unit dwellings will not only be less intense than other allowed commercial uses for the zoning district, it will also be consistent with the residential uses along North Robinson Circle and West Murphysboro Road.

Furthermore, it is staff's opinion that the development of upscale townhouses will align with the future land use designation for the neighborhood to the south, Neighborhood Conservation. The proposed development will allow for the reinvestment into the area, further preserving the residential character of the surrounding neighborhoods.

#### PART C. RECOMMENDATION

Based on the above analysis, staff recommends approval of PC 16-07 with the following condition:

- 1) The development shall be built as shown in Proposed Development Plan, Option 1 and Proposed Street View, Option 1.

Exhibit A - Applicant's Brief

Zahoor and Sumera Makhdoom  
1220 Da Cla Mar Ct.  
Carbondale, IL 62901  
[maksumer@frontier.com](mailto:maksumer@frontier.com)  
618-924-1894

November 30, 2015

Carbondale Planning Commission

Dear Planning Commission:

As long term residents of Carbondale, we would like to be a part of the city's development and growth plan. With the increase in post graduate enrollment and additional faculty at SIU, along with new incoming SIH professional staff members, we feel the need for upscale rental housing in Carbondale. Although there are many student rentals in our area, there are not enough rental homes to accommodate professional families with children. Recently, we have noticed that many potential tenants are moving to neighboring towns due to the lack of family home rentals, thus reducing Carbondale's revenue.

We would like to request a special use permit to build four duplexes for rent in Carbondale at 301 North Robinson circle.

The neighborhood is an ideal location for duplexes since it's a blend of residential single family homes, duplexes, apartments, churches, medical clinics, and small businesses. Our project will add value to the neighborhood. It will feature four sophisticated, two-story townhouses/duplexes with open-floor plans and modern fixtures. From our own experience we have noticed that the people who rent homes in Carbondale tend to buy homes in Carbondale.

We are submitting the application with preliminary drawings and plan to start the project right away. Thank you for your help. We appreciate your consideration in this matter!

Sincerely,

Zahoor and Sumera Makhdoom





Exhibit C – Photographs of Subject Property



Facing Subject Property



Facing South across West Murphysboro Road



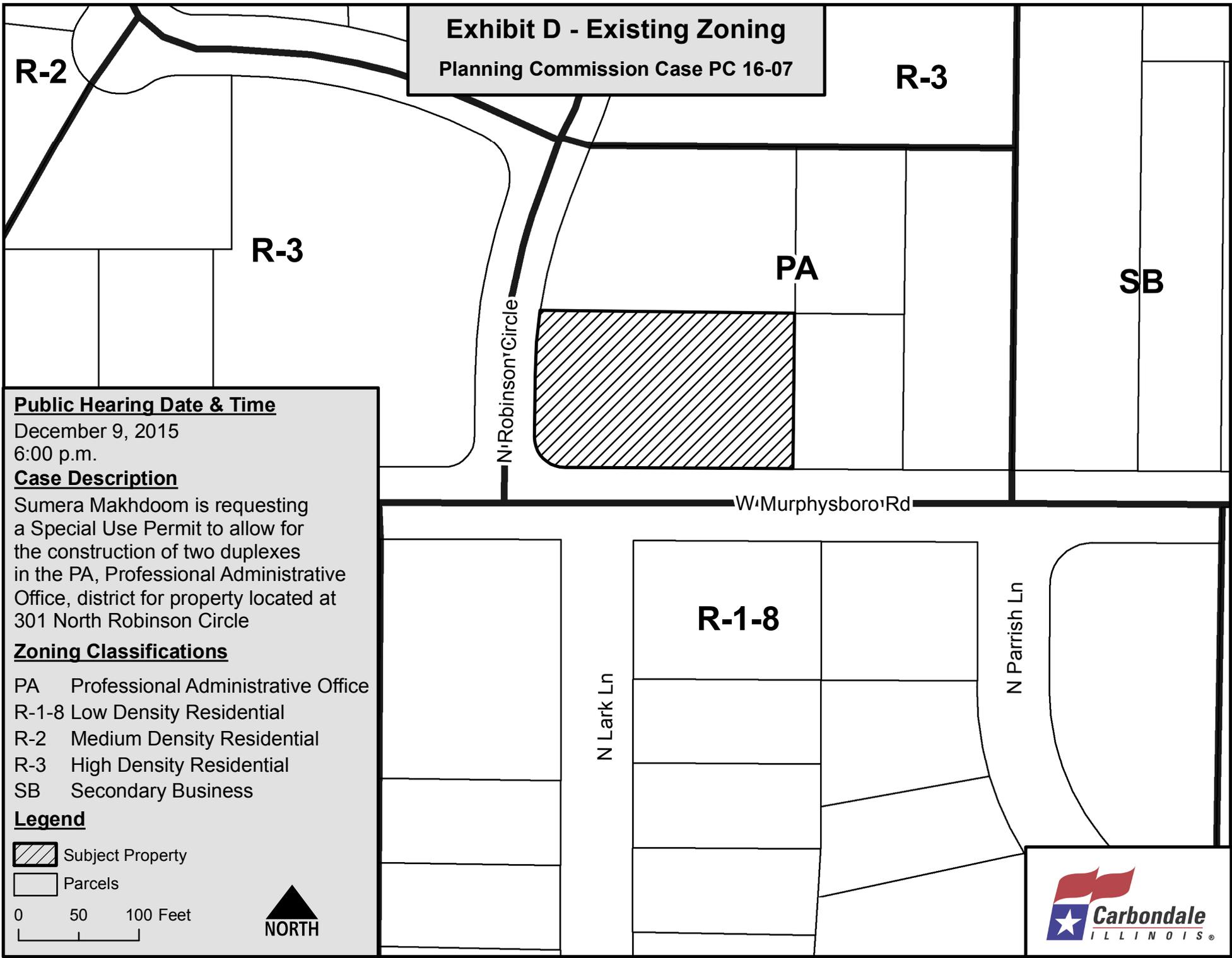
Facing East along West Murphysboro Road



Facing West along West Murphysboro Road

# Exhibit D - Existing Zoning

Planning Commission Case PC 16-07



## Public Hearing Date & Time

December 9, 2015  
6:00 p.m.

## Case Description

Sumera Makhdoom is requesting a Special Use Permit to allow for the construction of two duplexes in the PA, Professional Administrative Office, district for property located at 301 North Robinson Circle

## Zoning Classifications

- PA Professional Administrative Office
- R-1-8 Low Density Residential
- R-2 Medium Density Residential
- R-3 High Density Residential
- SB Secondary Business

## Legend

 Subject Property

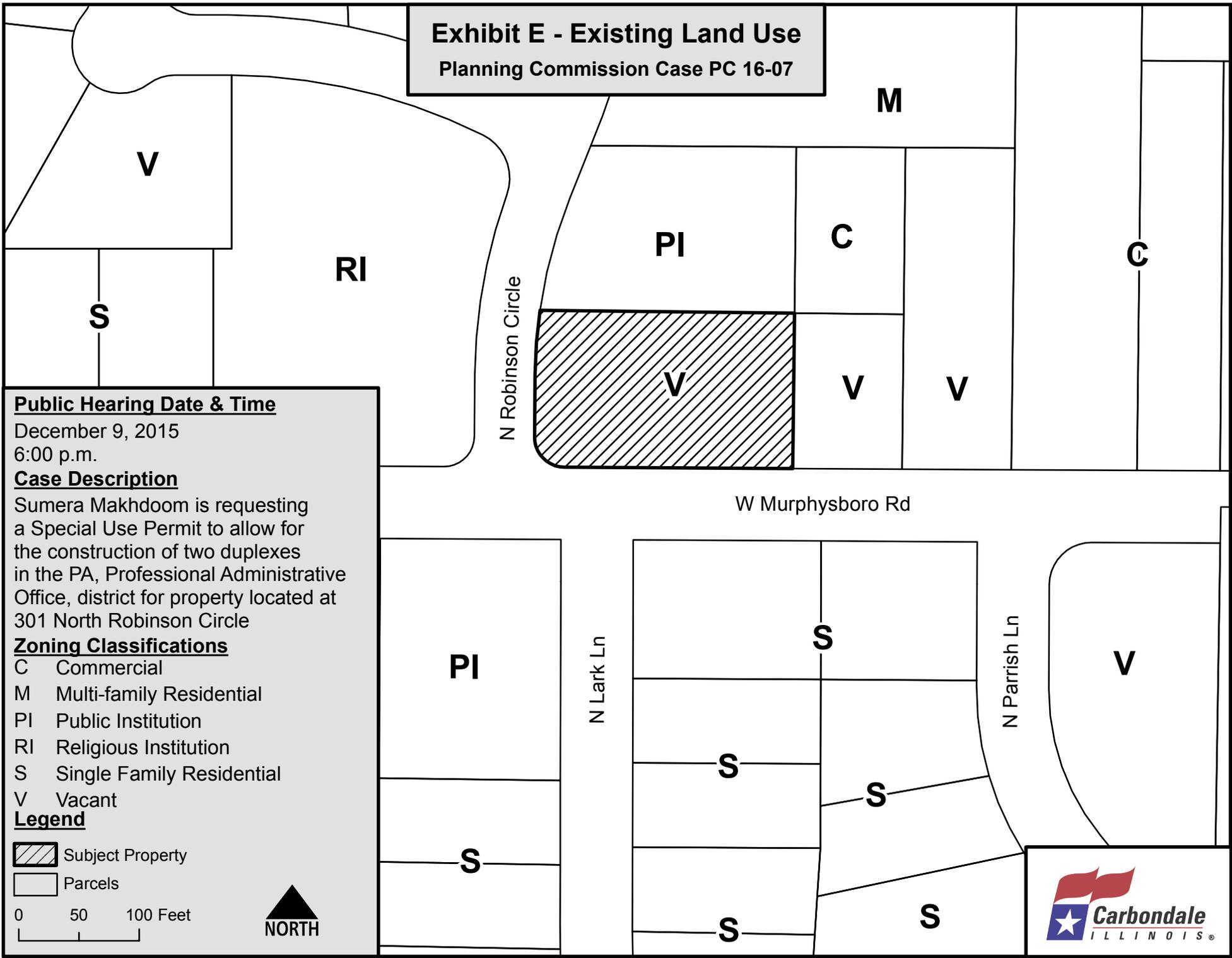
 Parcels

0 50 100 Feet



# Exhibit E - Existing Land Use

Planning Commission Case PC 16-07



### Public Hearing Date & Time

December 9, 2015  
6:00 p.m.

### Case Description

Sumera Makhdoom is requesting a Special Use Permit to allow for the construction of two duplexes in the PA, Professional Administrative Office, district for property located at 301 North Robinson Circle

### Zoning Classifications

- C Commercial
- M Multi-family Residential
- PI Public Institution
- RI Religious Institution
- S Single Family Residential
- V Vacant

### Legend

 Subject Property

 Parcels

0 50 100 Feet



**Exhibit F - Future Land Use**  
Planning Commission Case PC 16-07

**Neighborhood  
Conservation**

**Commercial**

N Robinson Circle

W Murphysboro Rd

**Public Hearing Date & Time**

December 9, 2015  
6:00 p.m.

**Case Description**

Sumera Makhdoom is requesting a Special Use Permit for two-unit dwellings in the PA, Professional Administrative Office, district for property located at 301 North Robinson Circle

**Legend**

 Subject Property

 Parcels

0 50 100 Feet



**Neighborhood  
Conservation**

**Parks &  
Preservation**

N Lark Ln

N Parrish Ln



Exhibit G - Proposed Street View, Option 1



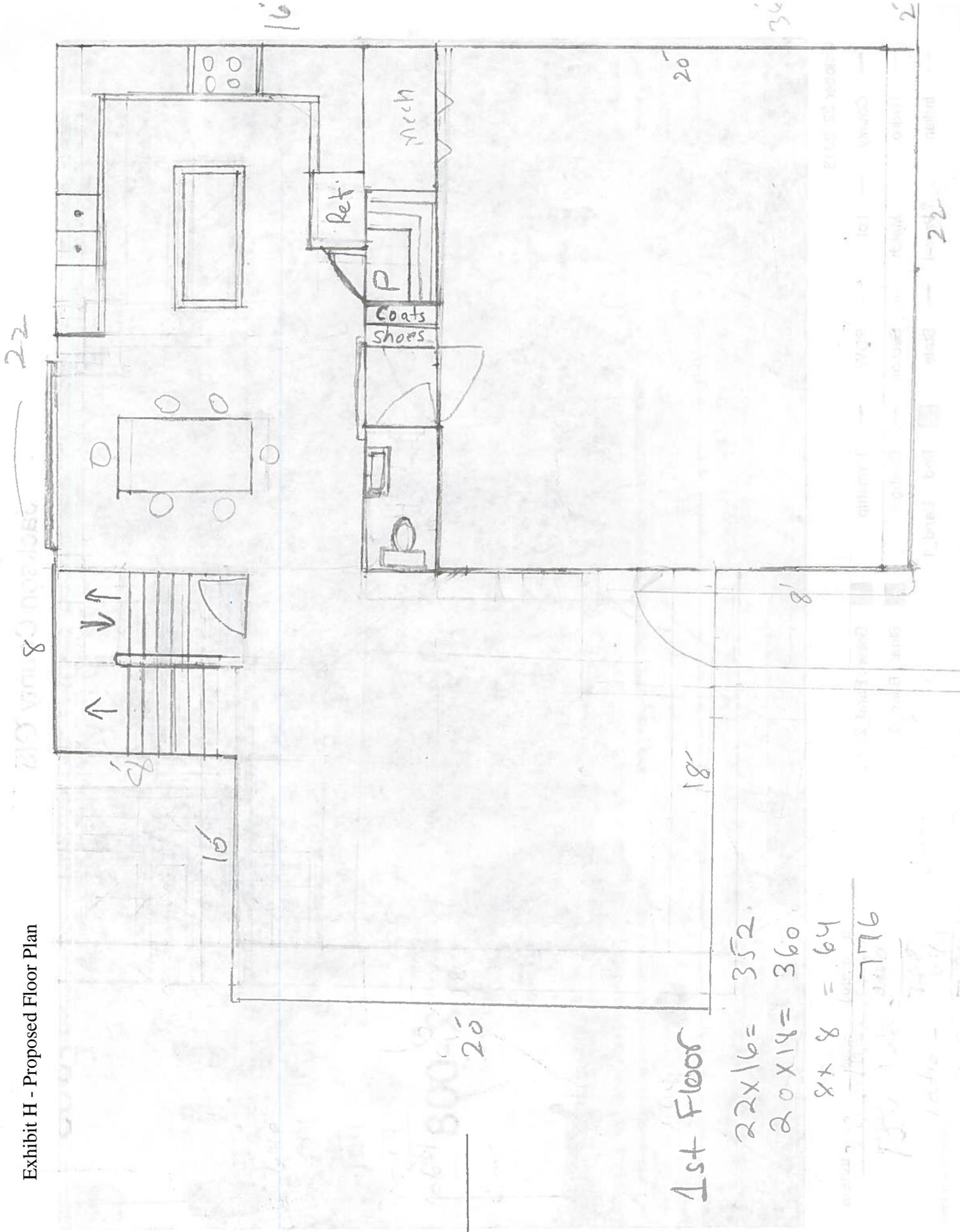
Mirror

Exhibit G - Proposed Street View, Option 2



Repeat

Exhibit H - Proposed Floor Plan



1st Floor

$$22 \times 16 = 352$$

$$20 \times 18 = 360$$

$$8 \times 8 = 64$$

$$\hline 776$$

Exhibit H - Proposed Floor Plan, Cont.

