

**JULY 11, 2002**

**1626, 1634 SWEENEY ST**

## ZONE CHANGE

**From:** I-1 Light Industrial

**To:** B-4 General Business

**Acreage:** 0.42 ±

**Applicant:** Sweeney Street Baptist Church  
(0207.1487)

<b>Property Zone Existing Use</b>	<b>to North I-1 Residence</b>	
<b>to West I-1 Concrete plant</b>	<b>Subject I-1 ↔ B-4 Church, vacant</b>	<b>to East I-1 Business, vacant</b>
	<b>to South I-1 Concrete plant</b>	

## GENERAL LAND USE CRITERIA

**Apply, if marked below:**

*Described in Comprehensive Plan on pages 445-448*

### Environmental ☒

- E1** Flood Plains
- E2** Steep Slope
- E3** Historical & Archaeological Sites
- E4** Soils
- E5** Plant & Animal Life

### Urban Services ☒

- U1** Roadway Capacity
- ☒ **U2** Electricity Supply
- ☒ **U3** Water Supply
- ☒ **U4** Stormwater Disposal
- ☒ **U5** Sanitary Sewage Disposal

### Development Patterns ❖

- D1** Land-Use Intensity, Clusters and Buffers
- D2** Land Use versus Street Function
- D3** Intersection & Driveway Spacing
- D4** Roadway Buffer Standards
- D5** Lot Sizes & Proportions
- D6** Residential Development
- ❖ **D7** Non-Residential Development
- D8** Building Quality

## Proposed Zone & Land Use Plan

The applicant is seeking a B-4 General Business zone. The subject property is located in a Business/Industrial Plan Area, where general business uses are appropriate in general locations.

## SPECIFIC LAND USE CRITERIA

### (a) Building and lot patterns; outdoor storage yards

Building and lot patterns should conform to the criteria for “Non-Residential Development” (D7), and outdoor storage yards, with “Buffers for Outdoor Storage Yards (D1).

## Applicant's Findings

The proposed Zoning Map Amendment is in compliance with the Comprehensive Plan. The Comprehensive Plan allows new General Business zones within I-1 Light Industrial zones in very limited locations. The applicant, Sweeney Street Baptist Church plans to demolish the existing church and build a new church building together with the required off-street parking which will conform to the criteria for “Non-Residential Development”. Churches are a principally permitted use in a B-4 zone.

## Planning Staff Review

The subject property is located in the 1600 block of Sweeney St. Land use criteria applicable to this proposal are reviewed below.

## GENERAL LAND USE CRITERIA

### Environment

No important environmental criteria apply to the subject property.

### Urban Services

All urban services are available to the site, including sanitary sewer.

### Development Patterns

The subject property is located in a mixed-use area, including residential, business and industrial uses. The subject property consists of a vacant lot and a lot developed with an existing church building. The applicant wishes to rezone both properties to B-4 General Business and to demolish the existing church that is located there. The applicant wishes to build a new church with the

required offstreet parking on the site. The two lots need to be consolidated prior to a building permit being issued.

### **SPECIFIC LAND USE CRITERIA**

General Business use is appropriate in general locations in Business/Industrial Plan Areas. The Comprehensive Plan provides for these areas of mixed use to continue. A church is a principally permitted use in a B-4 General Business zone.

### **Planning Staff Recommendations**

Staff recommends approval because the proposal is in compliance with the adopted Comprehensive Plan. This recommendation is made subject to the condition and findings of fact that follow:

#### **Condition:**

1. Consolidation by plat of 1626 and 1634 Sweeney St.

#### **Findings of Fact:**

1. The subject property is located within a Business/Industrial Plan Area, where general business uses are appropriate in general locations;
2. The subject property is located in an area of mixed-uses; and,
3. The Comprehensive Plan provides for the continuation of mixed uses in areas containing a mixture of business and light industrial uses.