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)

<table>
<thead>
<tr>
<th>Property Zone Existing Use</th>
<th>to North I-1 Residence</th>
<th>to West I-1 Concrete plant</th>
<th>to South I-1 Concrete plant</th>
<th>Subject I-1 Church, vacant</th>
<th>to East I-1 Business, vacant</th>
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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.