

APRIL 10, 2003

817-819 CLAY ST

ZONE CHANGE

From: B-4 General Business		
To: R-4DT Inner-City Residential		
Acreage: 0.12+ acres		
Applicant: Keith and Sue Potts (0304.1512)		
Property Zone Existing Use	to North R-4DT Residential	
to West R-4DT, B-4 Residential	Subject B-4 ➔ R-4DT Residential	to East I-1 Residential
	to South B-4 Residential	

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 an R-4DT Inner-City Residential zone. The subject property is located in a Central Residential Plan Area, where urban low-density residential uses are appropriate in general locations.

SPECIFIC LAND USE CRITERIA

- (a) Building and lot patterns should conform to the criteria for “Urban Residential Development” (D6)

Applicant's Findings

The existing zone classification given to the property is inappropriate. This lot and all adjoining lots are currently used as residential. The existing structure has been razed to allow for construction of a new single family home.

Even though the current zone of this lot and the lots to the south and east are zoned B-4 and I-1, the use has been residential for many years within this area. With several new homes being constructed within the immediate vicinity the residential use and zone would be more appropriate for this site. It would allow a long-standing residential neighborhood to continue with new home construction.

Planning Staff Review

The subject property is located in the 801 block of Clay St. Land use criteria applicable to the subject property 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.

Development Patterns

The subject property is located in an established residential neighborhood with residential uses on the north, south, east and west. A residential structure on the subject property has recently been demolished and the applicant is proposing to construct a single-family structure at this location. While properties to the south and west across Clay St are zoned B-4 General Business, their historical

and current use is residential. A privacy fence exists along the south property line between the subject property and 823 Clay St, which is zoned B-4. Screening in accordance with the Zoning Ordinance between R-4DT and B-4 zoning is required. Property to the east across the alley is zoned I-1 Light Industrial, but also contains a residence.

SPECIFIC LAND USE CRITERIA

The subject property is part of a redeveloping residential area. The use of the subject property and the surrounding properties is currently and has historically been residential. The subject property is within a Central Residential Plan Area, which supports residential uses. The applicant's proposal to construct a new single-family house on the subject property promotes the Comprehensive Plan's housing goals of preserving neighborhoods and construction of new housing in the inner-city neighborhoods.

Planning Staff Recommendations

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

Findings of Fact:

1. The subject property is located in a Central Residential Plan Area, where urban low-density residential uses are appropriate in general locations;
2. The subject property is adjacent to R-4DT zoning to the north and to the west across Clay St;
3. The subject property is adjacent to residential uses to the north, south, east and west; and,
4. The historical use of the subject property is residential, and the R-4DT zoning classification is a more appropriate zone for the subject property than the B-4 General Business zone;