

APRIL 10, 2003

822 CLAY ST

ZONE CHANGE

From: B-4 General Business		
To: R-4DT Inner-City Residential		
Acreage: 0.104 acres		
Applicant: Steve Stevenson (0304.1513)		
Property Zone Existing Use	to North B-4 Residential	
to West B-4 Residential	Subject B-4 ➔ R-4DT Residential	to East B-4 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 proposed map amendment is in compliance with the Comprehensive Plan. The existing B-4 (General Business) zoning is inappropriate for this property and the properties to the north, south, and east of the subject property.

The subject property is within the Central Residential Plan Area as shown on the Comprehensive Plan. This property is located in an established residential area.

Planning Staff Review

The subject property is located in the 800 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. An existing residential structure occupies the subject property. While surrounding properties are zoned B-4 General Business, their historical and current use is residential. Several new single-family residences are being constructed across Clay St.

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. Screening in accordance with the requirements of the Zoning Ordinance should be provided between residential and commercial properties. The subject property is within a Central Residential Plan Area, which supports residential uses. The applicant's request to change the zoning classification on the subject property from B-4 to R-4DT promotes the Comprehensive Plan's housing goals of preserving neighborhoods and housing in 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 residential uses to the north, south, east and west; and,
3. 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.