

MARCH 11, 2004

712, 720 W 5TH ST

ZONE CHANGE

From: B-4 General Business		
To: R-4DT Inner-City Residential		
Acreeage: 0.15 acres		
Applicant: H & K Property Management, LLC, Jeremy Kamuf, owner (0403.1551)		
Property Zone Existing Use	to North B-4, R-4DT <i>Vacant grass lot with vehicles parked</i>	
	to West B-4 <i>Paved parking lot</i>	Subject B-4 ⇄ R-4DT <i>Vacant</i>
	to South R-4DT <i>Single-Family Residence</i>	to East R-4DT <i>Single-Family Residence</i>

**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 partially located in a Central Residential Plan Area, where urban mid-density uses are appropriate in general locations. The subject property is partially located in a Business Plan Area, where urban mid-density uses are appropriate in limited locations.

SPECIFIC LAND USE CRITERIA

- (a) Building and lot patterns** should conform to the criteria for “Urban Residential Development” (D6).
- (b) Existing, expanded or new sanitary sewers** Urban mid-density residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.
- (c) Logical expansions** Existing areas of urban mid-density residential uses may be expanded onto contiguous land. An expansion of this use should not overburden the capacity or roadways and other necessary urban services that are available in the affected area.

Applicant's Findings

Subject property is located in a Business Plan Area where urban low-density residential uses are appropriate in very-limited locations.

Applicant proposes to develop the property for residential use. Although zoned for General Business use, the property, presently consisting of two (2) individual lots was previously utilized for single-family residential use. Previously existing buildings have been removed and the property is now [unimproved].

Specific criteria, which apply to placement of a residential use with a Business Plan Area, are as follows:

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

The subject property is located in an area experiencing significant redevelopment including reconstruction and or replacement of older dilapidated buildings. Proposed improvements will be an asset to the neighborhood.

- (b) Logical zoning expansion of proportional scope.

Subject property adjoins R-4DT residential zoning to the east and existing residential uses both to the east and to the south.

(c) Logical expansions

The proposed rezoning is a logical expansion of both existing R-4DT zoning and residential uses abutting the property.

The proposed rezoning complies with all applicable criteria and is therefore in compliance with the adopted Comprehensive Land Use Plan.

Planning Staff Review

The subject property is located in the 700 block of W 5th 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 sewers.

Development Patterns

The subject property is located in an area that is composed of residential and business zoning. The General Business zoned property in the immediate vicinity is used for a community center and a daycare center, services that are offered to the residents in the vicinity. Adjacent to the subject property to the west is a paved parking lot. To the east of the subject property is a single family residence.

The subject property consists of two lots of record. Each lot would be standard in lot width and size in the R-4DT zone. Consolidation of the two lots contained within the subject property would result in a lot that meets the minimum requirements of the R-4DT zone.

The applicant wishes to redevelop this property for residential use, which is in keeping with residential development in the vicinity.

Intersection & Driveway Spacing

W 5th St is a minor arterial roadway at this location with a spacing standard of 250 feet for existing lots. Although there are currently two curb cuts located on the subject property, access should be limited to one access point from W 5th St.

SPECIFIC LAND USE CRITERIA

The subject property is located adjacent to residential zoning and uses. Where expansions of existing uses are deemed acceptable, the zoning of the expansions should be the same as the zoning of the existing use being expanded, in this case the R-4DT Inner-City Residential zone. Housing densities should be consistent with the character of streets and urban services in the neighborhood. The applicant's request is a logical expansion of the R-4DT zone.

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:

Conditions:

1. Consolidation of the two lots of record into one lot meeting the minimum requirements of the R-4DT zone; and,
2. Access shall be limited to a single access point to W 5th St.

Findings of Fact:

1. The subject property is partially located in a Central Residential Plan Area, where urban mid-density residential uses are appropriate in general locations;
2. The subject property is partially located in a Business Plan Area, where urban mid-density residential uses are appropriate in limited locations;
3. The subject property is adjacent to existing R-4DT Inner-City Residential zoning; and,
4. The applicant's proposal is a logical expansion of existing R-4DT zoning that exists in the immediate vicinity.