Proposed Zone & Land Use Plan

The applicant is seeking a P-1 Professional/Service zone. The subject property is located in a Central Residential Plan Area, where professional/service uses are appropriate in limited locations.

SPECIFIC LAND USE CRITERIA

(a) Building and lot patterns; outdoor storage yards - Building and lot patterns shall conform to the criteria for “Nonresidential Development” (D7).

(b) Logical zoning expansions of proportional scope - Existing areas of Professional/Service use may be expanded onto contiguous land that abuts the same street(s). An expansion of this use should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

Applicant's Findings

The proposed rezoning is in compliance with the existing Comprehensive Plan because it is an expansion of the existing P-1 zone to the north.

Planning Staff Review

The subject property is located in the 1800 block of Oglesby Street. Land use criteria applicable to this proposal are reviewed below.

GENERAL LAND USE CRITERIA

Environment

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

Applicant: Melvin J. Smith, Sr.; Tenth Street Baptist Church (0611.1662)

Property

<table>
<thead>
<tr>
<th>Zone to North</th>
<th>P-1 Church</th>
<th>P-1 Church</th>
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</thead>
<tbody>
<tr>
<td>P-1 Church</td>
<td>----------------</td>
<td>----------------</td>
</tr>
<tr>
<td>R-4DT Residential</td>
<td>----------------</td>
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</tr>
<tr>
<td>Vacant</td>
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<td>----------------</td>
</tr>
<tr>
<td>I-1, R-4DT Motor Repair, Residential</td>
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</tbody>
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Acreage: 0.499

Existing Use

Vacant to East

Vacant to South

Vacant to West

Vacant to North

Vacant to North
Development Patterns

The subject property is in an area of mixed residential, professional/service and industrial uses. The property to the north is zoned P-1 and is occupied by the Tenth Street Baptist Church. The property to the east is zoned I-1 and R-4DT with single-family residences and a motor repair shop. The property to the south and west is all zoned R-4DT with primarily single-family residences.

The proposed expansion of the P-1 Professional/Service zone to the subject property is for construction of a new multi-purpose facility for the Tenth Street Baptist Church. The applicants have submitted a consolidation plat to the OMPC, in order to consolidate the subject properties to the existing church facility which is currently zoned P-1 Professional/Service. A development plan must be submitted to the OMPC office for review and approval prior to any construction activities.

SPECIFIC LAND USE CRITERIA

Limited expansions of non-residential uses and areas should be accommodated where they reasonably satisfy a set lot logical criteria. Existing professional/service zones may be extended onto contiguous land that generally abuts the same streets and the property located immediately north of the subject property is currently zoned P-1 Professional/Service. Expansion of the P-1 zone to the subject property should not overburden existing roadways or other urban services that are available in the affected area.

Planning Staff Recommendations

Staff recommends approval because the proposal is in compliance with the community’s adopted Comprehensive Plan. The condition and findings of fact that support this recommendation include the following:

Condition: Submission and approval of a consolidation plat to consolidate the subject property with the main church building lot that is currently zoned P-1.

Findings of Fact:

1. The subject property is located in a Central Residential Plan Area, where professional/service uses are appropriate in limited locations;

2. Property to the immediate north of the subject property is zoned P-1 Professional/Service; and,

3. The applicant’s proposal is a logical expansion of the P-1 Professional/Service zoning to the north, and it will not significantly increase the extent of general business uses that are located in the vicinity or overburden the capacity of the roadways or other necessary urban services in the affected area.