

JANUARY 10, 2002

920 W 2ND ST

ZONE CHANGE

From: B-4 General Business

To: R-4DT Inner-City Residential

Acreage: 0.189 acres

Applicant: James Phillip Edge II (0201.1462)

Property Zone Existing Use	to North B-4 Single-family Residential	
to West B-4 Gary's Auto Parts	Subject B-4 ➔ R-4DT Vacant	to East R-4DT Single-family Residential
	to South R-4DT Single-family 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 Business Plan Area, where urban low-density residential uses are appropriate in very-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 low-density residential uses should occur only where sanitary sewer systems exit or may be expanded, or where new systems may be properly established.
- (c) **Only logical expansions** - In Business Plan Areas completely new locations of urban low-density residential uses should not be established. However, existing areas of this use may be expanded onto contiguous land.

Applicant's Findings

The proposed rezoning is in compliance with the requirements of the Zoning Ordinance. The site is located within a Business Plan Area where urban mid-density is allowed in limited locations.

The general character of the neighborhood is residential. The proposed rezoning will be a continuation of the recently approved (April 2001) residential rezoning pattern.

The current lot configuration conforms to urban residential lot criteria and is consistent with the recently developed single-family residential lots to the south of this site.

All urban services, including sanitary sewers, are immediately available at the site.

The site adjoins and is contiguous to residential lots to the south and east.

Planning Staff Review

The subject property is located in the 900 block of W 2nd St on the southeast corner at the intersection of W 2nd St and Sycamore 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 situated on the southeast corner at the intersection of W 2nd St and Sycamore St. The property to the east at 914 W 2nd St is zoned R-4DT Inner-City Residential and is a single-family residential use. Property to the north of the subject property across W 2nd St is zoned B-4 General Business but is occupied by single-family residences. Property immediately to the south of the subject property was rezoned from B-4 General Business to R-4DT Inner-City Residential in June of 2001. Five lots have been created on the property and four new single-family houses facing Sycamore St have been constructed. The property to the west across Sycamore St at 1000 W 2nd St is zoned B-4 General Business and is in use as an auto supply store. South of the auto parts store to W 3rd St, properties are zoned R-4DT and are occupied by single-family housing facing Sycamore St.

Intersection and Driveway Spacing

W 2nd St is classified as a principal arterial street with one-way traffic westbound. The spacing standard for access points on this roadway for new residential development is 500 feet. There is an existing access easement for the use of the adjacent property (914 W 2nd St) that is located to the east of the subject property. This access easement shall not be used by the subject property. No direct access points to W 2nd St from the subject property will be permitted. Access to the subject property shall be from Sycamore St.

Roadway Buffer Standards

A roadway buffer of 40 feet from the street centerline applies to the subject property. Vehicular parking area shall not be located within the roadway buffer.

SPECIFIC LAND USE CRITERIA

Urban residential development should promote a sense of community by providing a variety of housing types suitable to a variety of people. Housing densities should be consistent with the character of streets and urban services in the area. The proposal to continue single-family residential housing would be consistent with the

existing pattern of development in the neighborhood. The orientation of the single-family home to be constructed on the subject property should face Sycamore St. This would maintain the development pattern occurring on Sycamore St, where four new single-family residences have been recently constructed.

The neighborhood is a mixture of business, residential and non-conforming residential uses. The single-family residential uses on adjacent properties to the south of the subject property were rezoned to R-4DT Inner-City Residential in June 2001. Northward expansion of single-family residential use onto the subject property constitutes a logical expansion of the same zone and uses onto contiguous land.

Planning Staff Recommendations

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

Conditions:

1. No direct access points shall be allowed onto W 2nd St. Vehicular access to the subject property shall be from Sycamore St.
2. The new single-family home to be built on the subject property shall be oriented toward Sycamore St, continuing and reinforcing the recent development pattern in the immediate vicinity.

Findings of Fact:

1. The subject property is located within a Business Plan Area, where urban low-density residential uses are appropriate in very-limited locations;
2. The subject property adjoins R-4DT Inner-City Residential zoning and uses to the east and to the south, and the proposal is a logical expansion of the R-4DT zone and use in the existing area;
3. Existing sanitary sewer and other urban services are available to the subject property; and
4. The applicant's proposal conforms to the criteria for residential development by proposing housing densities that are consistent with the character of the street and urban services available in the affected area.