



JULY 11, 2002

910 W 2ND ST

ZONE CHANGE

From: B-4 General Business

To: R-4DT Inner-City Residential

Acreage: 0.172 acres

Applicant: Kenneth Hutchins (0207.1488)

Property Zone Existing Use	to North B-4 Residence	
to West R-4DT Residential	Subject B-4 ➔ R-DT Vacant	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 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 exist 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 use should not be established. However, existing areas of this use may be expanded onto contiguous land.

Applicant's Findings

- A) The existing zoning classification given to the property is inappropriate and the proposed zoning classification is appropriate, because the property has been and always has been used as residential for a single-family house.
- B) The changes of economic, physical and social nature within the block along W Second St, Sycamore St, and W Third St in the last few years has all been toward new housing for residential property.

Planning Staff Review

The subject property is located in the 900 block of W 2nd 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 with mixed R-4DT Inner-City Residential and B-4 General Business zoning. The property to the west of the subject property is zoned R-4DT and contains a single-family residence and a non-conforming business. Property to the east is zoned B-4 General Business and contains a non-conforming single-family residence. Properties to the north across W 2nd St are zoned B-4, but are in use as residential structures. It should be noted that the change in zoning classification from B-4 General Business to R-4DT Inner-City Residential will create a non-conforming residential lot. The minimum lot frontage allowed in an R-4DT zone is 50 feet and the subject property has only 45 feet frontage. The subject property meets the minimum square footage required for lots in an R-4DT zone. Side yard setbacks of 5 feet on either side must be met in placing a home on the property. The applicant proposes to construct a single-family home on the subject property.

SPECIFIC LAND USE CRITERIA

The subject property is located in an area where five lots (one fronting W 2nd St and four fronting Sycamore St) have been recently redeveloped as residential lots with new single-family residences constructed there. The subject property adjoins R-4DT Inner-City Residential zoning and uses, and is a logical expansion of existing R-4DT zoning. Housing densities should be consistent with the character of streets and urban services in the neighborhood. Construction of a new single-family home on the property is consistent with the density of the residential uses adjoining the subject property.

Planning Staff Recommendations

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

Findings of Fact:

1. The subject property is located in a Business Plan Area, where urban low-density residential uses are appropriate in very-limited locations;
2. The applicant's proposal is a logical extension of adjoining R-4DT zone and uses; and,
3. Sanitary sewers are available to the subject property.