

ZONING REPORT

Case No.: 1112-02

HTE No. 12-10000037

Planning Commission Hearing Date: November 7, 2012

Applicant & Legal Description	<p>Applicant/Representative: Advanced Housing Alternatives Corporation Owner: Advanced Housing Alternatives Corporation Legal Description/Location: Oak Park, Block 9, Lots 10, 11, 12, 23, and the north 28 feet of Lot 13, located on Mueller Street between Oak Park Avenue and Erwin Avenue.</p>				
Zoning Request	<p>From: "RS-6" Single-Family 6 District To: "CH" Cottage Housing District Area: 0.93 acres Purpose of Request: To allow construction of a nine-unit cottage housing development.</p>				
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use	
	<i>Site</i>	"RS-6" Single-Family 6	Vacant	Low Density Residential	
	<i>North</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential	
	<i>South</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential	
	<i>East</i>	"RM-3" Multifamily 3	Medium Density Residential	Medium Density Residential	
	<i>West</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential	
ADP, Map & Violations	<p>Area Development Plan: The subject property is located in the Westside Area Development Plan (ADP) and is planned for low density residential uses. The proposed change of zoning to the "CH" Cottage Housing District is not consistent with the adopted Future Land Use Plan. Map No.: 048045 Zoning Violations: None</p>				
Transportation	<p>Transportation and Circulation: The subject property has 284 feet of frontage along the south side of Mueller Street, 195 feet of frontage along the west side of Oak Park Avenue, and 155 feet of frontage along the west side of Erwin Avenue, which are all local residential streets.</p>				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2011)
	Mueller St.	"Local" Residential	50' ROW 28' paved	60' ROW 40' paved	Not Available
	Oak Park Ave.	"Local" Residential	50' ROW 28' paved	70' ROW 42' paved	Not Available
	Erwin Ave.	"Local" Residential	50' ROW 28' paved	50' ROW 28' paved	Not Available

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the “RS-6” Single-Family 6 District to the “CH” Cottage Housing District to allow construction of a nine-unit cottage housing development, which will be Phase 2 of the Oak Park Cottages. The “CH” District allows the developer to take advantage of smaller lot sizes and increased density, while providing centralized common open space and a cottage architectural theme.

Applicant’s Development Plan: The proposed cottage housing development will consist of nine separate dwelling units. The developer will construct a total of two one-bedroom houses, five two-bedroom houses, and two three-bedroom houses on the property. There will be a minimum common open space area of 400 square feet per cottage unit with a total of 3,600 square feet. Phase 1 has been constructed and consists of eight units, which is located across Erwin Avenue.

Existing Land Uses & Zoning: North, west, and south of the subject property is a single-family subdivision zoned “RS-6” Single-Family 6 District. East of the subject property is the Oak Park Cottages Phase 1, which is zoned “RM-3” Multifamily 3 District. The subject property was the site of the former Oak Park Methodist Church, which was recently demolished after a fire.

AICUZ: The subject property is **not** located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan (ADP) Consistency: The proposed change of zoning is not consistent with the adopted Future Land Use Plan, which slates the property for a low density residential use. The proposed change of zoning is consistent with other elements of the Comprehensive Plan, such as:

- 1.) The construction of quality, affordable new homes, and the rehabilitation of substandard homes should be encouraged (*Comprehensive Plan, Housing Policy Statement A*).
- 2.) Infill development should be encouraged on vacant tracts within developed areas (*Comprehensive Plan, Residential Policy Statement H*).
- 3.) Planned Unit Developments and other creative land planning techniques should be encouraged (*Comprehensive Plan, Residential Policy Statement K*).

Plat Status: The property is currently platted. In order to construct the Cottage Housing development the property will need to be replatted.

Department Comments:

- The proposed Cottage Housing development will utilize efficient land use development techniques to provide affordable housing, promote infill development, and provide opportunities for home ownership.
- Cottage Housing developments provide affordable housing by utilizing decreased setbacks, lot sizes, and parking requirements. This allows the developer greater flexibility in design and construction, which allows the savings to be passed on to the potential home owner.
- The proposed change of zoning would increase the potential density to a maximum of 12 units per acre. The Cottage Housing ordinance allows the developer to increase the density while providing a specified amount of centralized common open space for the residents.

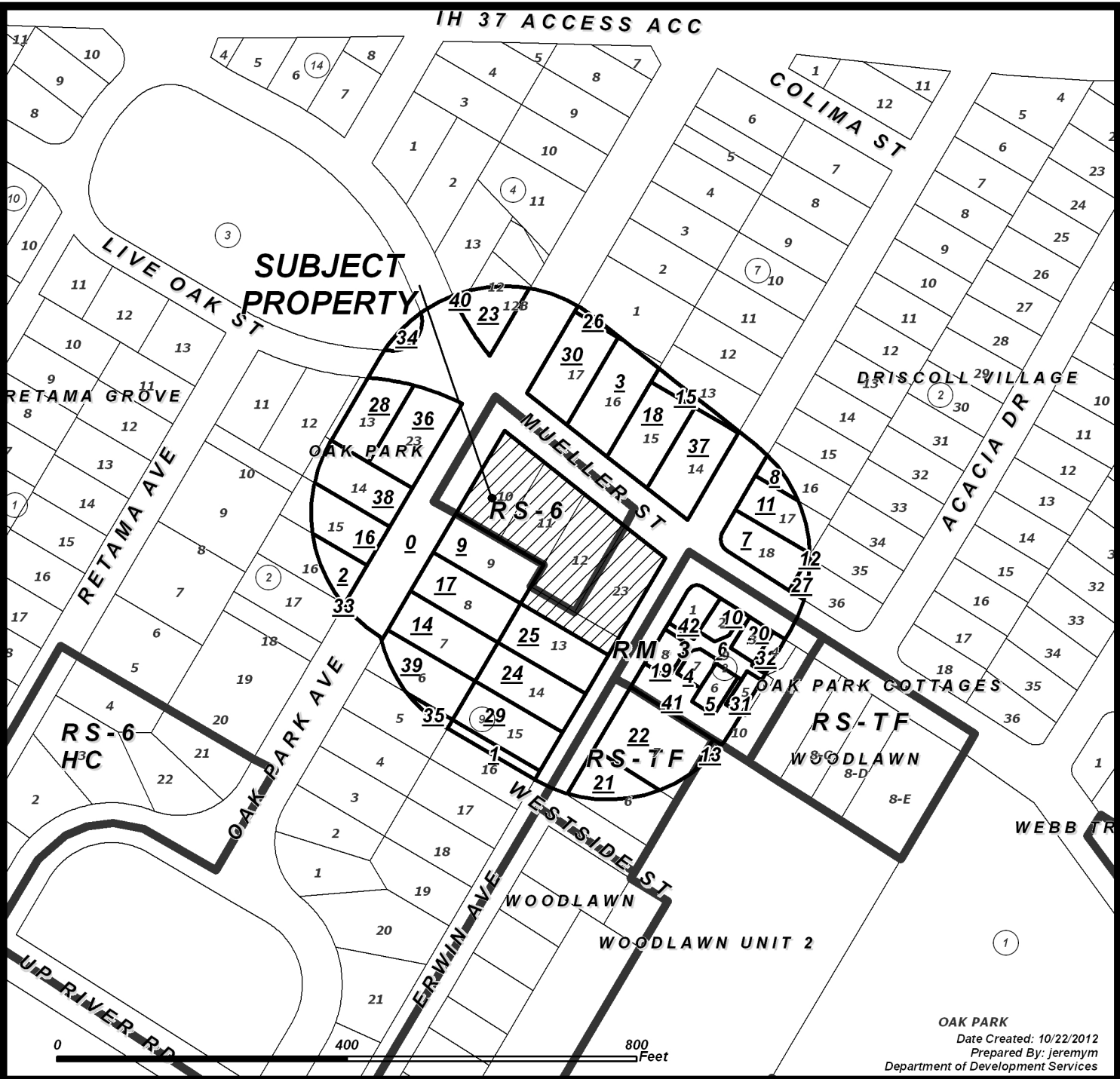
- The proposed project would redevelop property that was recently vacated and that otherwise might remain vacant for some time.

Planning Commission and Staff Recommendation (November 7, 2012):

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CH” Cottage Housing District.

Public Notification	Number of Notices Mailed – 42 within 200’ notification area; 5 outside notification area
	<u>As of November 8, 2012:</u>
	In Favor – 0 (inside notification area); 0 (outside notification area)
	In Opposition – 3 (inside notification area); 0 (outside notification area)
For 8.22% in opposition.	

- Attachments:
1. Location Map (Existing Zoning & Notice Area)
 2. Development Plan



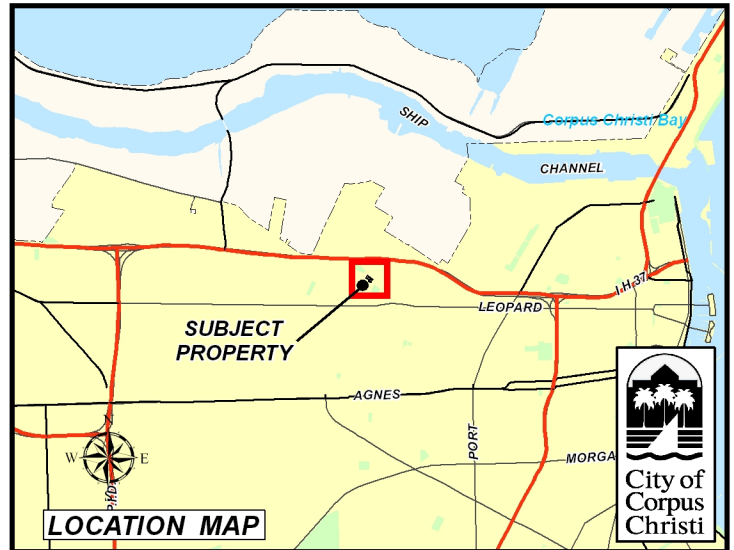
OAK PARK
 Date Created: 10/22/2012
 Prepared By: Jeremym
 Department of Development Services

CASE: 1112-02

2. SITE - EXISTING ZONING, NOTICE AREA & OWNERSHIP

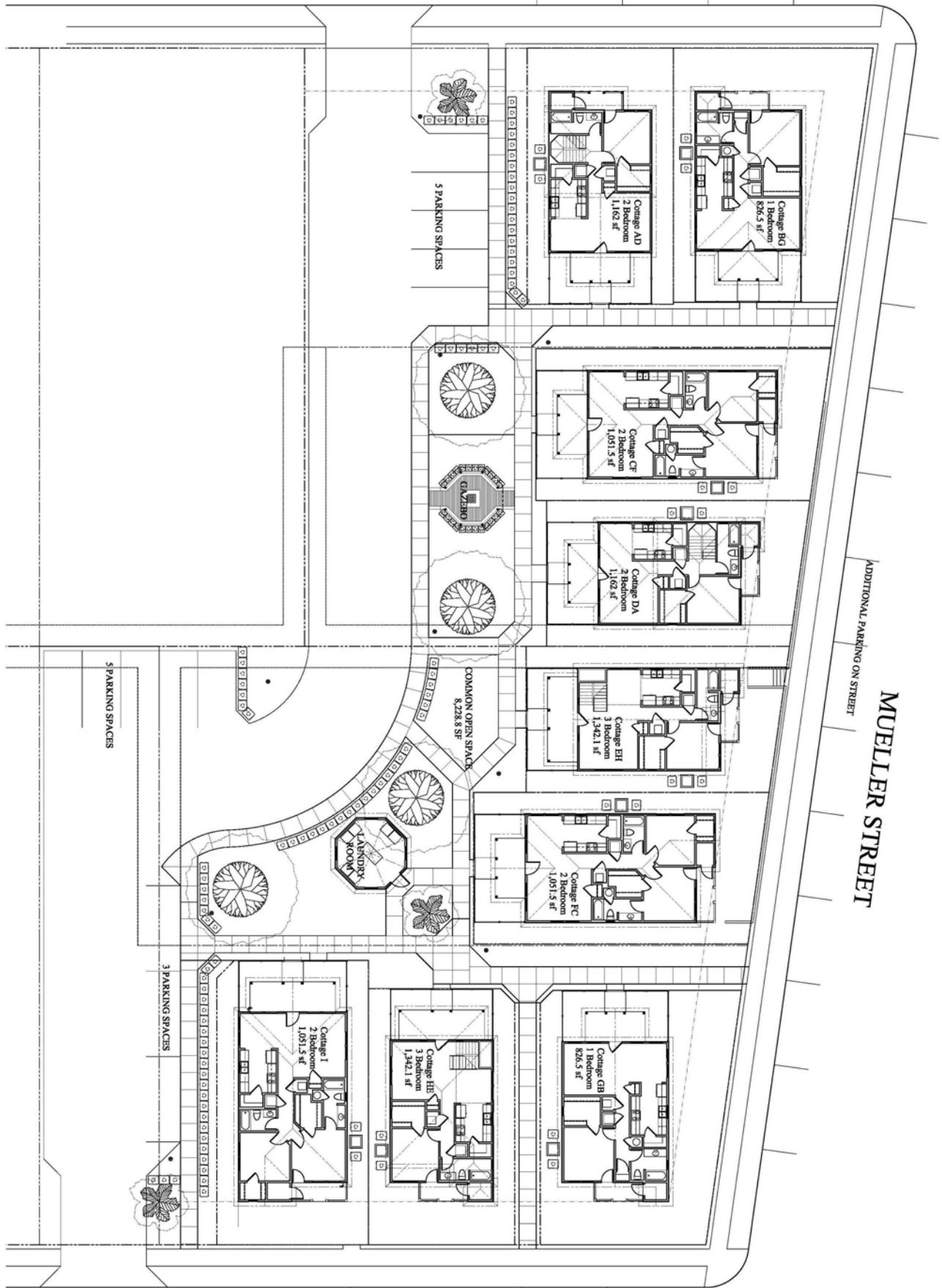
RM-1 Multifamily 1	IL Light Industrial
RM-2 Multifamily 2	IH Heavy Industrial
RM-3 Multifamily 3	PUD Planned Unit Dev. Overlay
ON Professional Office	RS-10 Single-Family 10
RM-AT Multifamily AT	RS-6 Single-Family 6
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-15 Single-Family 15
CR-2 Resort Commercial	RE Residential Estate
CG-1 General Commercial	RS-TH Townhouse
CG-2 General Commercial	SP Special Permit
CI Intensive Commercial	RV Recreational Vehicle Park
CBD Downtown Commercial	RMH Manufactured Home
CR-3 Resort Commercial	
FR Farm Rural	
H Historic Overlay	
BP Business Park	

- Subject Property with 200' buffer
- Owners in favor
- Owners within 200' listed on attached ownership table
- Owners in opposition



OAK PARK AVENUE

GUEST
PARKING
SPACES



ADDITIONAL PARKING ON STREET

MUELLER STREET

GUEST
PARKING
SPACES

ERWIN AVENUE