

ZONING REPORT

Case No.: 0311-02

Planning Commission Hearing Date: March 14, 2012

Applicant & Legal Description	Applicant: The NRP Group Owner: Steven Halaj Representative: George Clower Legal Description/Location: Hawn Tract, Lots D & E, and a portion of Lot C, located between Leopard Street and Lipan Street along the east side of Palm Drive.			
Zoning Request	From: "I-3/SP" Heavy Industrial District with a Special Permit To: Special Permit Time Extension Area: 5.2 Acres Purpose of Request: Extend the expiration of the Special Permit for an additional 24 months.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"I-3" Heavy Industrial District	Commercial & Light Industrial	Commercial & Light Industrial
	<i>North</i>	"B-5" Primary Business District	Commercial & Light Industrial	Commercial
	<i>South</i>	"I-3" Heavy Industrial District	Vacant & Light Industrial	Light Industrial
	<i>East</i>	"I-3" Heavy Industrial District	Commercial & Light Industrial	Light Industrial
	<i>West</i>	"I-2" Light Industrial District & "A-2" Apartment House District	Light Industrial & Public/Semi-Public	Light Industrial & Public/Semi-Public
ADP, Map & Violations	Area Development Plan: The subject property is located in the Westside Area Development Plan (ADP) and is planned for a light industrial use. The proposed change in zoning to the "B-5" Primary Business District is not consistent with the Westside ADP or the adopted Future Land Use Map. Map No.: 047,044 Zoning Violations: None			

Staff's Summary:

- **Requested Time Extension:** The purpose of the request is to extend the time limit of the Special Permit for an additional 24 months.
- **Transportation and Circulation:** The Subject Property fronts upon three streets: Leopard Street, Palm Drive, and Lipan Street. Leopard Street is an "A1" Minor Arterial street, Lipan Street and Palm Drive are "C1" Minor Collector streets.

	Street	Existing Section	Proposed Section	Urban Transportation Plan Type	2008 Volume
Street R.O.W.	Leopard Street	95' R.O.W., 64' paved	No Change	"A1" Minor Arterial	7,809
	Palm Drive	60' R.O.W., 40' paved	No Change	"C1" Minor Collector	N/A
	Lipan Street	60' R.O.W., 40' paved	No Change	"C1" Minor Collector	N/A

- **Relationship to Smart Growth:**

The proposed rezoning has many positive implications relating to smart growth. The proposed development will build on an existing industrial area and redevelop a currently vacant and underused property. The project provides new residential opportunities which may act as a catalyst to attract commercial and retail development. The use of federal grants will invite more economic development to an area that is in need of urban renewal.

- **Comprehensive Plan & Southeast Area Development Plan Consistency:**

The Comprehensive Plan and the Westside Area Development Plan (ADP) slates the subject property for light industrial uses. The proposed change in zoning is not consistent with the Westside ADP and the adopted Future Land Use Map of the Comprehensive Plan. However, the Comprehensive Plan and the Westside ADP recommends expanding some uses in order to increase the desirability of neighborhoods. The placement of new housing opportunities would increase that desirability and act to draw more development to a blighted area. Encouragement of economic development is a main tenet of the Comprehensive Plan and is expressed through various statements surrounding residential expansion, innovation, and affordability.

Plat Status: The subject property contains several platted lots.

Department Comments:

- While the property is designated with Light Industrial future land use, it is more beneficial to the community to increase a residential opportunity in this area.
- A multi-family development will serve to attract more retail and commercial uses to an area that has few current economic opportunities. The expansion in this area will aid in the reduction of economic blight.

Planning Commission and Staff Recommendation (March 14, 2012): Approval of the requested Special Permit time extension for an additional twenty-four (24) months.

Pending- Comments Received	Number of Notices Mailed Total – 28 within 200' notification area; 0 outside notification area	
	Favor	– 6 (inside notification area); 0 (outside notification area)
	Opposition	– 0 (inside notification area); 0 (outside notification area)
	For 0% opposed as of March 26, 2011	

Attachments:

1. Site – Existing Zoning, Notice Area, & Ownership
2. Special Permit Ordinance