

STAFF REPORT

Case No. 0718-01

INFOR No. 18ZN1009

Planning Commission Hearing Date: July 11, 2018

Applicant & Legal Description	Owner: Siempre Mas Applicant: James M. Jones Location Address: 2407 Mary Street Legal Description: Lots 7-10, Block 11, Patrick Webb, located on the north side of Mary Street, east of South Port Avenue, and west of 19th Street.			
Zoning Request	From: "RS-6" Single-Family 6 District To: "RM-1" Multifamily 1 District Area: 0.344 acres Purpose of Request: To allow for the construction of two additional duplexes totaling six units on-site.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	"RS-6" Single-Family 6	Low Density Residential	Medium Density Residential
	North	"RS-6" Single-Family 6 and "RM-3" Multifamily 3	Low Density Residential	Medium Density Residential
	South	"RS-6" Single-Family 6 and "RM-3" Multifamily 3	Low Density Residential	Medium Density Residential
	East	"RS-6" Single-Family 6 and "RM-3" Multifamily 3	Low Density Residential	Medium Density Residential
	West	"RS-6" Single-Family 6 and "RM-3" Multifamily 3	Low and Medium Density Residential	Medium and High Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "RM-1" Multifamily 1 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Map No.: 047043 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 105 feet of street frontage along Mary Street which is designated as a Local/Residential Street, approximately 152 feet of street frontage along 21 st Street which is designated as a Local/Residential Street, and approximately 152 feet of street frontage along 22 nd Street which is designated as a Local/Residential Street.			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Mary Street	Local/Residential	50' ROW 28' paved	50' ROW 28' paved	N/A
	21 st Street	Local/Residential	50' ROW 28' paved	60' ROW 28' paved	N/A
	22 nd Street	Local/Residential	50' ROW 28' paved	60' ROW 28' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single-Family 6 to the “RM-1” Multifamily 1 District to allow for the construction of two additional duplexes totaling six units on-site.

Development Plan: The subject property is 0.344 acres in size. The owner is proposing adding two additional duplexes to the site. Currently, there is an existing duplex that has been recently renovated. One of the proposed duplexes will face 21st Street to the east the other duplex will be facing the rear property and 22nd Street.

Existing Land Uses & Zoning: The subject property is currently zoned “RS-6” single-Family 6 District and consists of an existing duplex. The subject property was zoned “RM-3” Multifamily 3 District in 1947 and was rezoned to “RS-6” Single-Family 6 District in 1980. To the north, south, and east are vacant properties, single-family, and multifamily residences (Patrick Webb Subdivision, Platted 1909) and are zoned “RS-6” Single-Family 6 District and “RM-3” Multifamily 3 District. To the west are vacant properties, single-family, and multifamily residences (Steele Subdivision platted in 1913 and Summit Addition platted in 1925) and zoned “RS-6” Single-Family 6 District and “RM-3” Multifamily 3 District. Across 22nd Street to the west is an existing multifamily complex consisting of 6 duplexes.

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

Plat Status: The property is platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Westside Area Development Plan (ADP). The proposed rezoning to the “RM-1” Multifamily 1 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map based on the following policies:

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs,

and characteristics of each use. (Future Land Use, Zoning, and Urban Design Policy Statement 1)

- Promote the stabilization, revitalization and redevelopment of older neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Encourage the protection and enhancement of residential neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1)
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3)

Department Comments:

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.
- The proposed rezoning is compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The subject property is located within an older neighborhood and had originally sever small homes located upon it until demolition in the early 1990s. The majority of the homes in the neighborhood were built between 1940 and 1970 with a median of 1960 according to the U.S. Census Bureau. There are still existing multifamily uses on Mary Street including a complex of 6 duplexes across 22nd Street form the subject property.
- The subject property was originally zoned “A-2” Apartment House District (RM-3) under the former zoning ordinance and was changed to “R-1B” One-Family Dwelling District (RS-6) in 1980 due to the neighborhood wishing to reduce the amount of fees incurred by the then pavement assessment/street user fee.

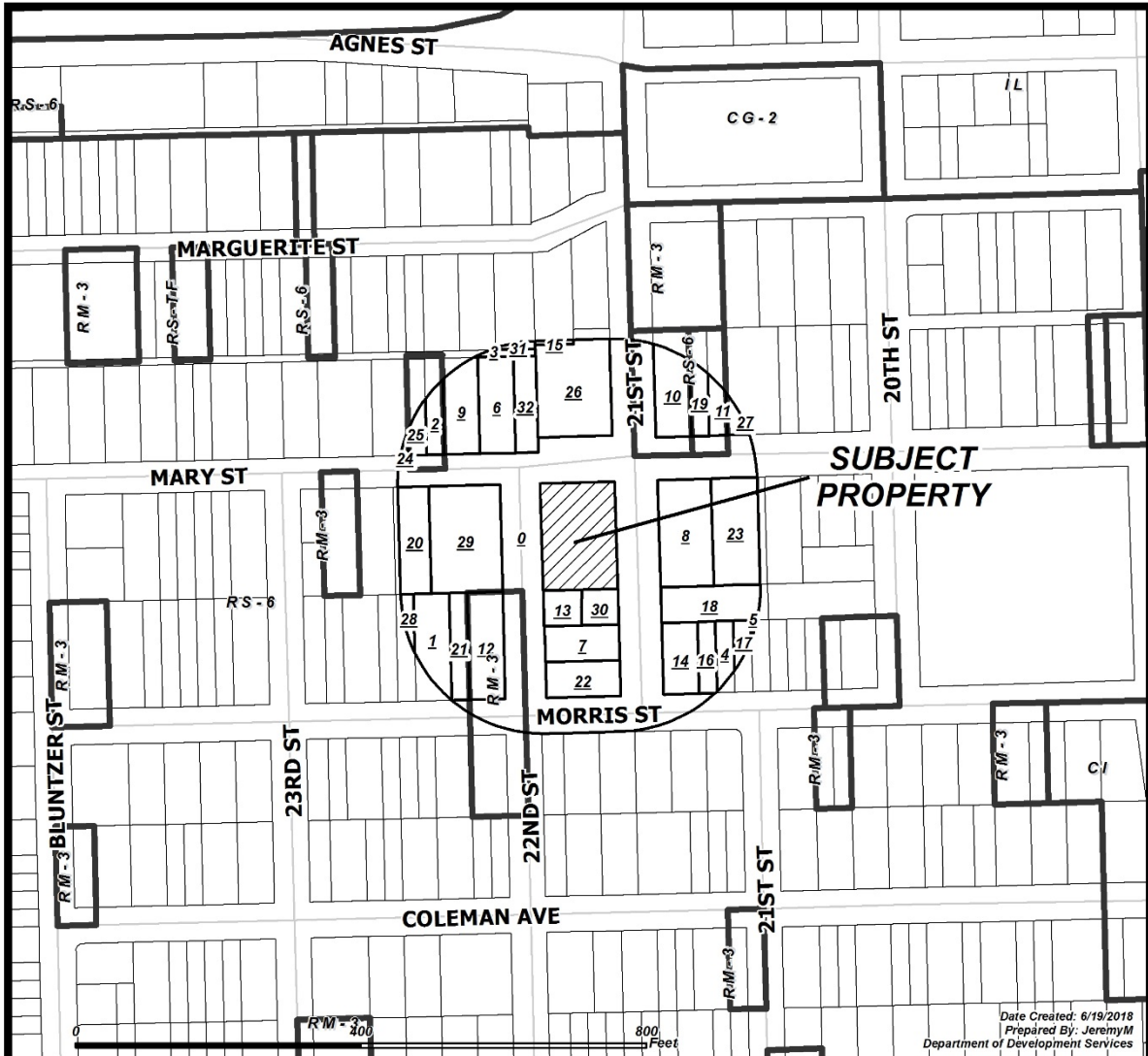
Staff Recommendation:

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District.

Public Notification	Number of Notices Mailed – 32 within 200-foot notification area 5 outside notification area	
	<u>As of July 6, 2018:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totaling 0.00% of the land within the 200-foot notification area in opposition.	

Attachments:

- Location Map (Existing Zoning & Notice Area)
- Public Comments Received (if any)



Date Created: 6/19/2018
Prepared By: Jeremy M
Department of Development Services

CASE: 0718-01
ZONING & NOTICE AREA

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 in opposition

