



AGENDA MEMORANDUM

Public Hearing and First Reading for the City Council Meeting of September 18, 2018
Second Reading for the City Council Meeting of September 25, 2018

DATE: August 23, 2018

TO: Keith Selman, Interim City Manager

FROM: Nina Nixon-Mendez, FAICP, Director,
Development Services Department
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<p>Rezoning property at or near 1804 Buford Avenue (3/4 Vote Required)</p>

CAPTION:

Case No. 0818-03 The Salvation Army: Ordinance rezoning property at or near 1804 Buford Avenue from "RS-6" Single-Family 6 District to the "CG-1/SP" General Commercial District with a Special Permit. (3/4 Vote Required)

PURPOSE:

The purpose of this item is to allow for a social service use and the construction of a 35,000 square foot transitional housing facility.

RECOMMENDATION:

Planning Commission and Staff Recommendation (August 8, 2018):

Denial of the change of zoning from the "RS-6" Single-Family 6 District to the "CG-1/SP" General Commercial District with a Special Permit and, in lieu thereof, approval of the "RS-6/SP" Single-Family 6 District with a Special Permit.

Vote Results:

For: 8
Opposed: 0
Absent: 1
Abstained: 0

ALTERNATIVES:

1. Deny the request.
2. Approval of the "CG-1/SP" District. (3/4 Vote Required)

OTHER CONSIDERATIONS:

The original "RS-6/SP" Single-Family 6 District with a Special Permit was issued on May 30, 2016 (Ordinance #030862). It has been over two years since the approval and there has been no action on the Special Permit. Therefore, the Special Permit has expired.

The original application for a Special Permit is exactly the same as this application and continues to be for a 35,000 square foot transitional housing facility. The property was previously zoned "RS-6" Single-Family 6 District. Staff recommended denial of the change of zoning to the "CG-1/SP" General Commercial District with a Special Permit on the original zoning case as the Future Land Use is for medium density residential uses. Therefore, staff has recommended keeping the base zoning district of "RS-6" Single-Family 6 District and utilizing the ability of the Special Permit to grant the construction of the transitional housing facility.

CONFORMITY TO CITY POLICY:

The subject property is located within the boundaries of the Downtown Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "CG-1/SP" General Commercial District with a Special Permit is generally consistent with the adopted Comprehensive Plan (Plan CC), however, it warrants an amendment to the Future Land Use Map. Staff recommends the "RS-6/SP" Single-Family 6 District with a Special Permit which is consistent with the medium density residential land use designation.

EMERGENCY / NON-EMERGENCY:

Non-Emergency

DEPARTMENTAL CLEARANCES:

Legal and Planning Commission

FINANCIAL IMPACT:

☐ Operating ☐ Revenue ☐ Capital ☒ Not applicable

Fiscal Year: 2017-2018	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report