

STAFF REPORT

Case No. 1021-03
 INFOR No. 21ZN1038

Planning Commission Hearing Date: October 13, 2021

Applicant & Legal Description	<p>Owner: SRPC Properties, LLC. Applicant: SRPC Properties, LLC. Location Address: 1645 14th Street Legal Description: Lots 5-10, Block 1203, Fitchue Place, located along the west side of 14th Street, east of South Brownlee Boulevard, and north of Ayers Street.</p>			
Zoning Request	<p>From: "RS-TF" Two-Family District and "CG-2" General Commercial District To: "RM-2" Multifamily District Area: 0.46 acres Purpose of Request: To allow for the construction of eight multifamily units.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-TF" Two-Family and "CG-2" General Commercial	Low, Medium Density Residential, and Commercial	Medium and High Density Residential
	<i>North</i>	"RS-TF" Two-Family	Low and Medium Density Residential	Medium and High Density Residential
	<i>South</i>	"CG-2" General Commercial	Commercial	Mixed Use
	<i>East</i>	"RM-3" Multifamily District	Commercial	Mixed Use
	<i>West</i>	"RS-TF" Two-Family	Low and Medium Density Residential	Medium and High Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for Medium Density Residential, High Density Residential and Mixed Uses. The proposed rezoning to the "RM-2" Multifamily District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. City Council District: 2 Zoning Violations: None</p>			

Transportation	Transportation and Circulation: The subject property has approximately 150 feet of street frontage along 14 th Street which is designated as a “Local / Residential” Street. According to the Urban Transportation Plan, “Local/Residential” Streets can convey a capacity up to 500 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	14 th Street	“Local/Residential”	50’ ROW 28’ paved	63’ ROW 35’ paved	Not Available

Staff Summary:

Development Plan: The subject property is 0.65 acres in size. The applicant is proposing eight multifamily units.

Existing Land Uses & Zoning: The subject property is currently zoned “RS-TF” Two-Family District and “CG-2” General Commercial District. The site currently consists of three single-family homes and was annexed in 1938. To the north and west is a single-family subdivision (Fitchue Place Addition; 1912) zoned “RS-TF” Two-Family District. To the south is a commercial multi-tenant strip center zoned “CG-2” General Commercial District. To the east is a multifamily apartment complex recently constructed and zoned “RM-3” Multifamily District in 2008.

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.

Utilities:

- Water:** 6-inch C900 line located along 14th Street.
- Wastewater:** 8-inch VCP line located along 14th Street.
- Gas:** 2-inch Service Line located along 14th Street.
- Storm Water:** 15-inch line located along 14th Street.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Midtown Area Development Plan and is planned for Medium Density Residential, High Density Residential and Mixed Uses. The proposed rezoning to the “RM-2” Multifamily District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies should be considered:

- Promote the stabilization, revitalization, and redevelopment of older neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).

- 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 compact and walkable mixed-use urban villages that concentrate retail and services within walking distance of neighborhood residences and where they could support improved public transportation service, such as expected major bus stations and future stops for bus rapid transit, creating “transit-ready” locations. (Future Land Use, Zoning, and Urban Design Policy Statement 2).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage direct arterial access for high-density apartments or interior access from a street designed specifically to collect the apartment traffic and distribute it directly to an arterial without passing through a lower density residential area. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage convenient access from medium-density residential development to arterial roads. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

Department Comments:

- The proposed rezoning is consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining properties, and does not have a negative impact upon adjacent properties.
- Adjacent properties consist of similar intensity of zoning and the recent rezoning across 14th Street from the subject property for a multifamily apartment complex of a higher density.

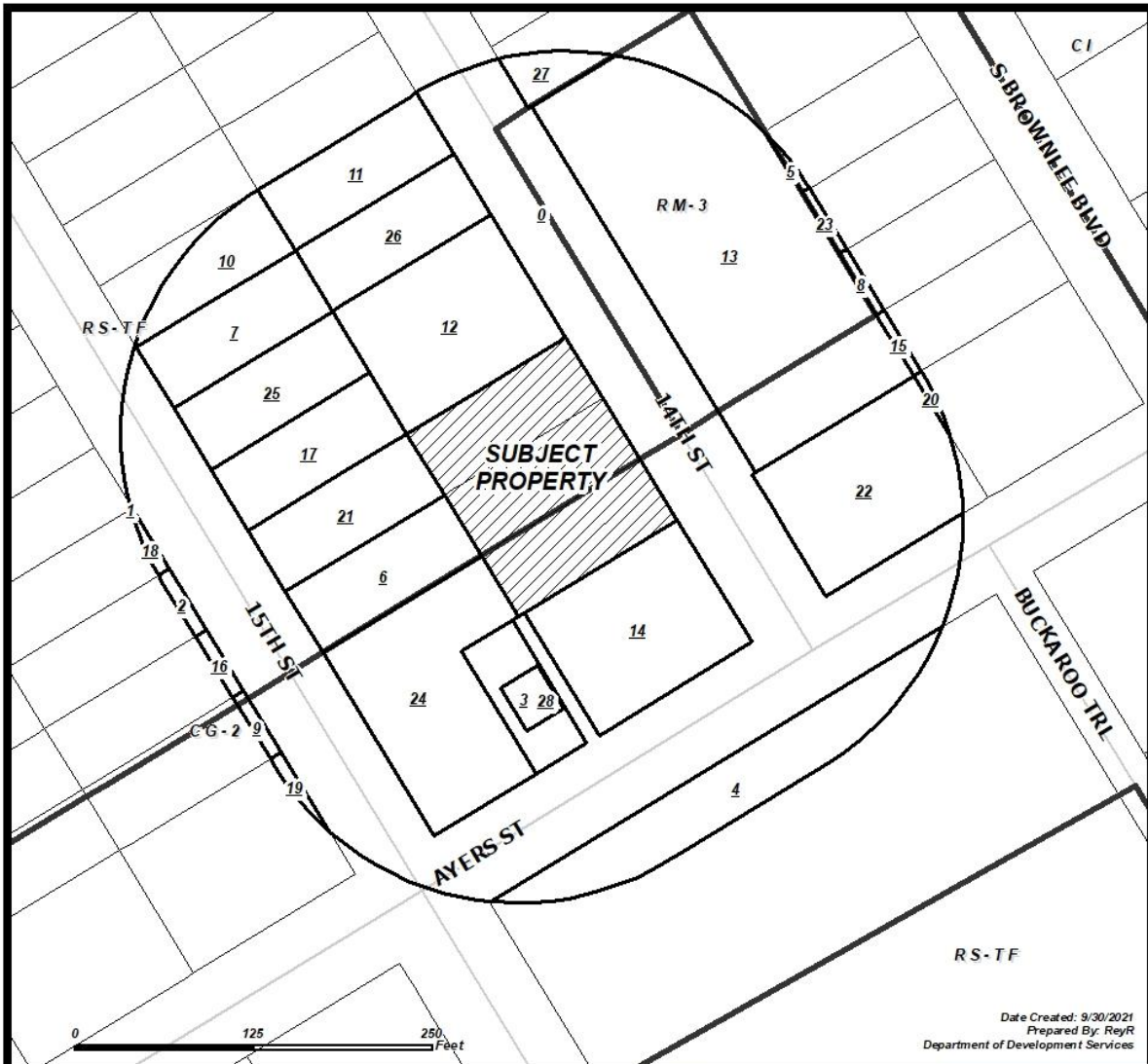
Staff Recommendation:

Approval of the change of zoning from the “RS-TF” Two-Family District and “CG-2” General Commercial District to the “RM-2” Multifamily District.

Public Notification	Number of Notices Mailed – 28 within 200-foot notification area. 4 outside notification area
	<u>As of October 8, 2021:</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. *Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area. Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Site Plan
- C. Public Comments Received (if any)

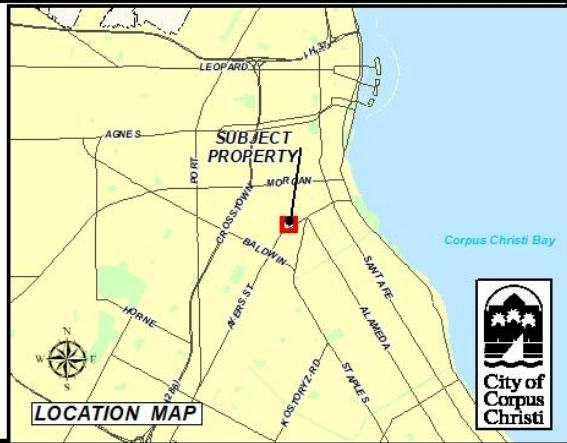


Date Created: 9/30/2021
Prepared By: ReyR
Department of Development Services

Case # 1021-03 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-5	Single-Family 5
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
 Owners within 200' listed on attached ownership table



LOCATION MAP



