

ZONING AMENDMENT STAFF REPORT**Date: December 16, 2004****NAME**

Hargrove & Associates, Inc.

LOCATION210 South Washington Avenue
(Northwest corner of South Washington Avenue
and Canal Street)**CITY COUNCIL
DISTRICT**

District 2

PRESENT ZONING

R-1, Single-Family Residential

PROPOSED ZONING

B-1, Buffer-Business

AREA OF PROPERTY

.6± Acres

CONTEMPLATED USE

Engineering Office

It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning were changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.

**TIME SCHEDULE
FOR DEVELOPMENT**

Upon approval

**ENGINEERING
COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

**URBAN FORESTRY
COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

REMARKS

The applicant is requesting rezoning from R-1, Single-Family Residential to B-1, Buffer-Business for an engineering office. Engineering offices are allowed by right in B-1, Buffer-Business districts.

The site is illustrated as residential on the General Land Use Component of the Comprehensive Plan, which is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the General Land Use component allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification requested, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and zoning classification.

In 1998, as part of the Church Street East Rezoning Study, the site was rezoned from B-3, Community Business to R-1, Single-Family Residential. While the site was formerly used as a welding supply company, the property has lost its nonconforming B-3 status. Moreover, since the rezoning study, the property in the adjoining block to the North has been rezoned to B-4, General Business for a library expansion; and with the exception of the adjoining residence to the North, the West side of Washington Avenue, from Government Street to Canal Street is a commercially zoned corridor. Additionally, the site across the street is developed with a large day care.

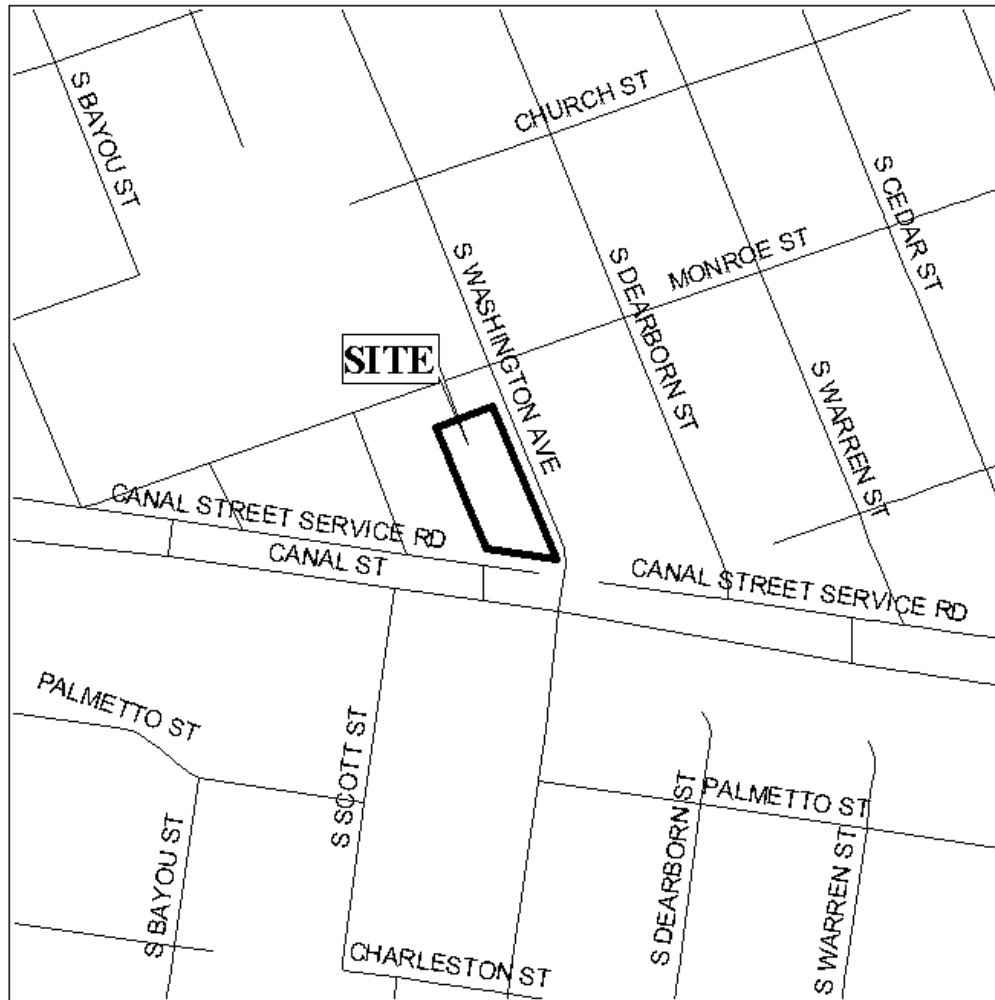
In terms of site development, the applicant proposes to remove an existing structure along the West property line, and the site plan illustrates the provision of a six-foot wooden privacy fence. It should be noted that a privacy fence will be required along both the North and West property lines where the site adjoins residential development, and the fence should be reduced to three feet in height within the required street setback. Additionally, full compliance with the landscaping and tree planting requirements of the Ordinance, to be coordinated with and approved by Urban Forestry, will also be required. It should also be noted that any parking that uses City right-of-way for access and maneuvering should be redesigned to contain the access and maneuvering area within the site.

Based upon the legal description submitted, it appears that the site is not a legal lot of record; therefore, the submission, approval, and recording of a subdivision plat would be required.

RECOMMENDATION

Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) the provision of a six-foot wooden privacy fence where the site adjoins residential development (to be reduced to three feet within the required setback); 2) full compliance with the landscaping and tree planting requirements of the Ordinance, to be coordinated with and approved by Urban Forestry; 3) the redesign or elimination of any parking spaces that utilize public rights-of-way for access and maneuvering; and 4) full compliance with all municipal codes and ordinances.

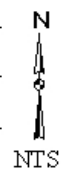
LOCATOR MAP



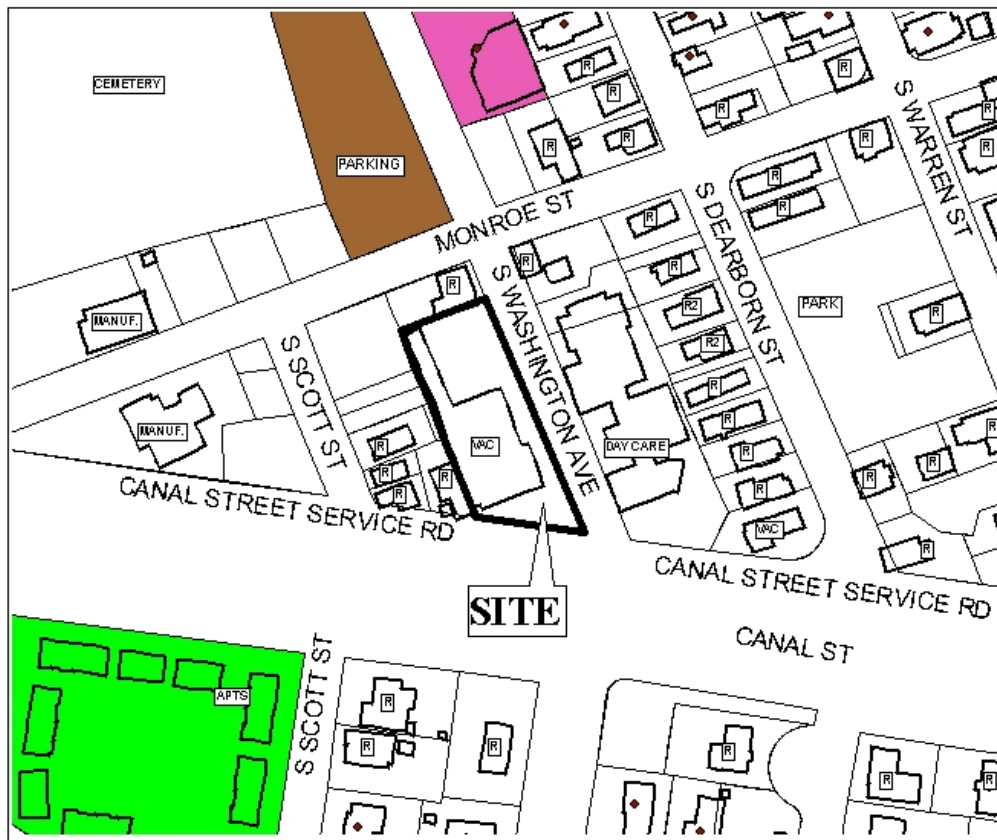
APPLICATION NUMBER 3 DATE December 16, 2004

APPLICANT Hargrove & Associates, Inc.

REQUEST Rezoning from R-1 to B-1



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential dwellings, with a daycare located to the East.

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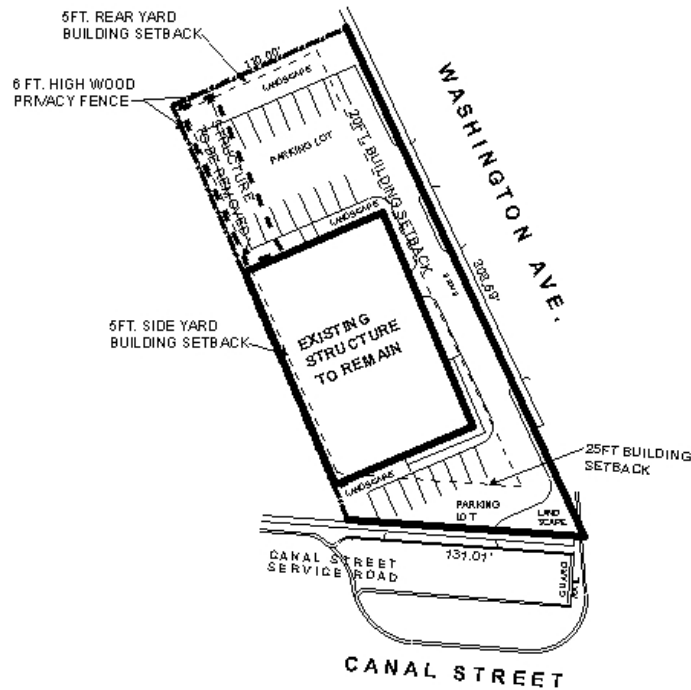
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LEGEND



NTS

SITE PLAN



The site is located on the Northwest corner of South Washington Avenue and Canal Street. The plan illustrates the existing structure and parking, along with the structure to be removed.

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