

**ZONING AMENDMENT STAFF REPORT**

**Date: July 24, 2003**

**NAME**

Ashland Village, L.L.C.

**LOCATION**

2401 and 2403 Old Shell Road  
(Southwest corner of Old Shell Road and Homer Street)

**PRESENT ZONING**

R-1, Single-Family Residential

**PROPOSED ZONING**

LB-2, Limited Neighborhood Business

**AREA OF PROPERTY**

.5± Acres

**CONTEMPLATED USE**

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

**TIME SCHEDULE FOR DEVELOPMENT**

Immediately

**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**

All driveway widths and locations to be approved by Traffic Engineering; and design to meet AASHTO Standards

**URBAN FORESTRY COMMENTS**

Preservation status for the 57" and 95" Live Oak Trees; and all work under canopy of trees is to be coordinated with Urban Forestry.

**REMARKS**

The applicant is requesting rezoning from R-1, Single-Family Residential to LB-2, Limited Neighborhood Business for professional offices and light retail sales; both uses are allowed by right in a LB-2 district.

The applicant proposes to develop the site with offices and “upscale specialty shops” in keeping with small neighborhood retail centers like those at the intersection of Old Shell Road and Kenneth Streets, and Old Shell Road and Upham Street. The applicant also proposes to preserve large live oak trees, making them a focal point of the development.

The applicant goes on to state that the center will consist of neighborhood oriented businesses and that the structure will be of a compatible scale with the surrounding area. The applicant also notes that the property has been occupied with various office uses that were allowed by use variances, since the 1960’s.

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.

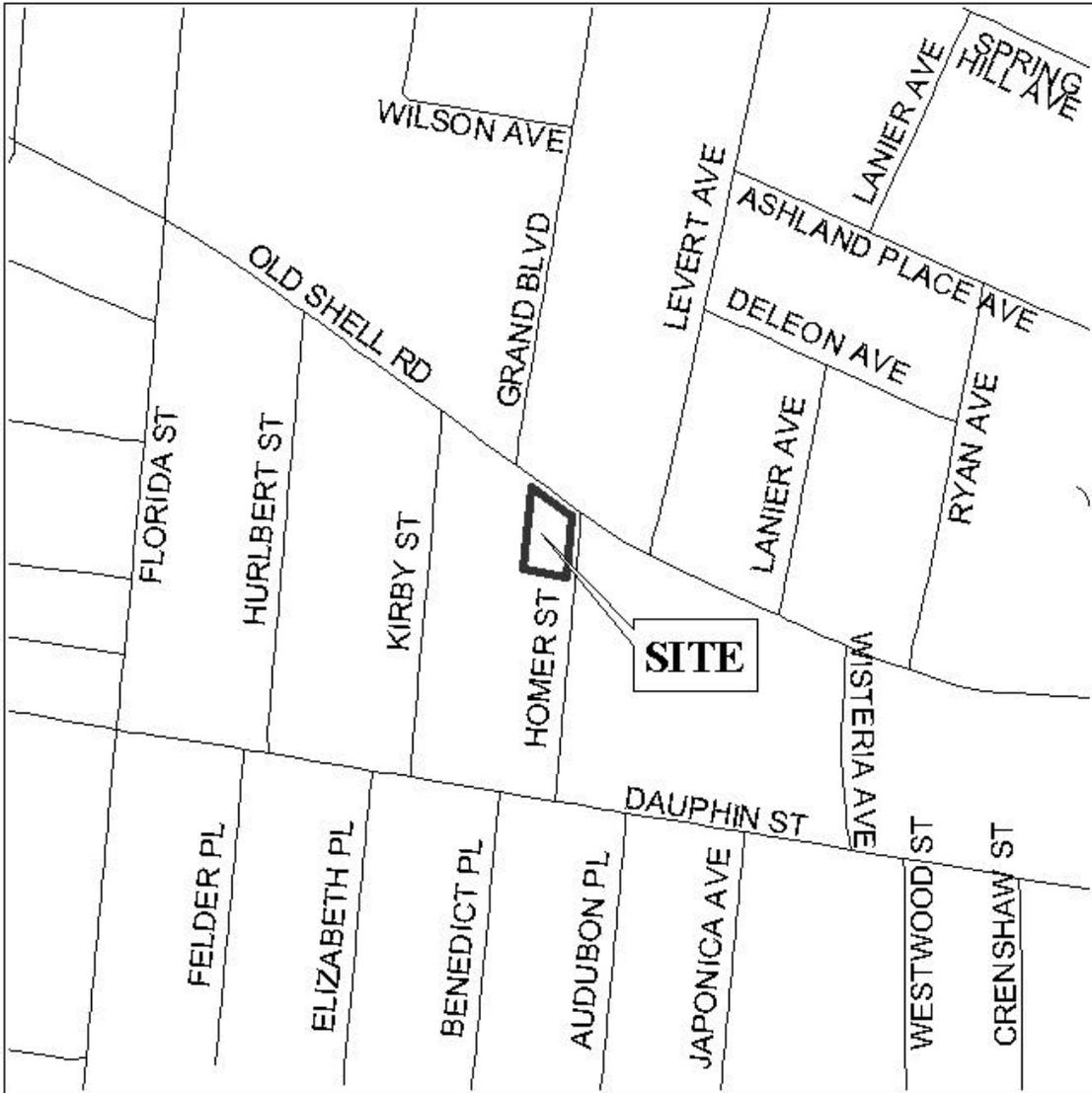
The location guidelines for the creation of a new LB-2 district are the same as for B-2 districts—located on a major street, at or near the intersection of two major streets, and containing a minimum of two acres. This site contains less than two acres, and neither Old Shell Road nor Homer Street is a major street.

**RECOMMENDATION**

Based upon the preceding, this application is

recommended for denial.

# LOCATOR MAP



APPLICATION NUMBER 4 DATE July 24, 2003

APPLICANT Ashland Village, L.L.C.

REQUEST Rezoning from R-1 to



NTS

## PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North and South of the site are single family residential dwellings; to the East is retail and to the West is a fire station.

APPLICATION NUMBER 4 DATE July 24, 2003

APPLICANT Ashland Village, L.L.C.

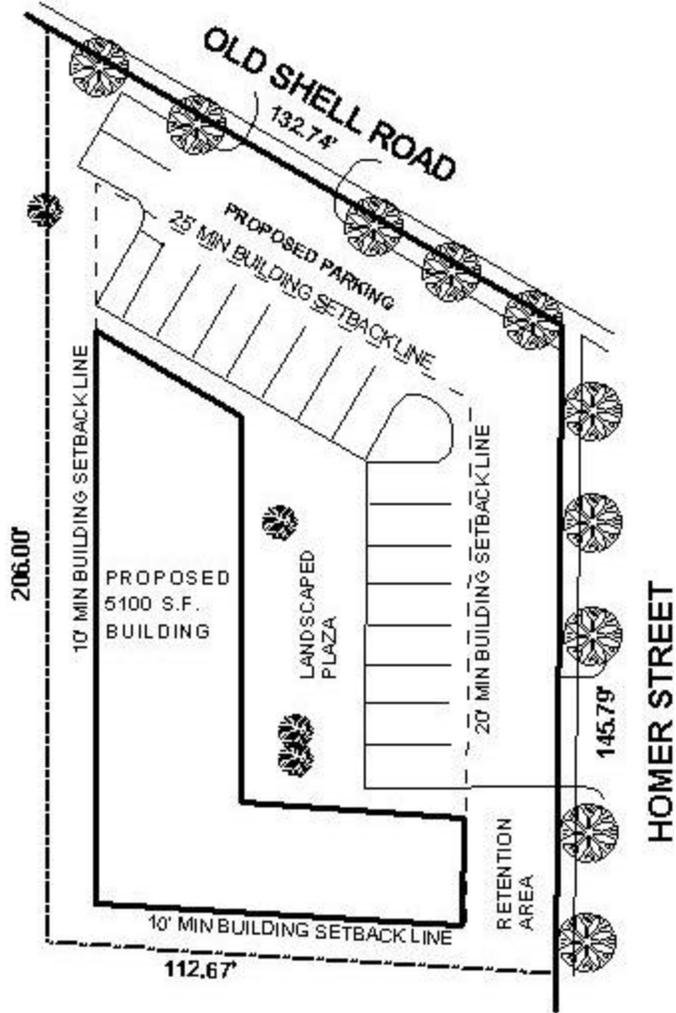
REQUEST Rezoning from R-1 to

LEGEND

R-1	R-2	R-3	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



# SITE PLAN



The site is located on the Southwest corner of Old Shell Road and Homer Street. The plan illustrates the proposed building and parking.

APPLICATION NUMBER 4 DATE July 24, 2003

APPLICANT Ashland Village, L.L.C.

USE/REQUEST Rezoning from R-1 to LB-2



NTS