

**REZONING, PUD &
SUBDIVISION STAFF REPORT****Date: November 20, 2003****APPLICANT NAME**

Mobile Housing Board

DEVELOPMENT NAME

Trinity Gardens Senior Housing

SUBDIVISION NAME

Trinity Gardens Senior Housing Subdivision

LOCATION

North side of First Avenue at the North terminus of Kayte Street.

PRESENT ZONING

R-1, Single-Family Residential

PROPOSED ZONING

R-3, Multiple-Family Residential

AREA OF PROPERTY

0.8± Acre 1 Lots

CONTEMPLATED USE

16-unit senior apartment complex consisting of multiple buildings on a single building site.

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

Immediate

**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, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

REMARKS

The applicant is proposing development of the site as a complex for senior housing that will consist of four buildings containing four units each, a storage building and a gatehouse, and associated facilities for 19 parking spaces. The site is presently zoned R-1, single-family residential, and consists of three lots of record. Therefore, rezoning is required to allow multiple dwellings; PUD approval is

required to allow multiple buildings on a single building site; and, subdivision approval is required to incorporate the three existing lots into one legal lot of record.

The site is located in the heart of the Trinity Gardens Community, which is zoned R-1, Single-Family Residential, with the exception of commercial/industrial zoning along the I-65 Service Road. Trinity Gardens is also a Community Development (CD) Area.

The Zoning Ordinance gives four reasons for zoning changes: the existence of an error; changing conditions in an area; increased need for business or industrial sites; or subdivision of land into building sites making reclassification both necessary and desirable. Additionally, the Ordinance recommends a minimum area of four acres for the creation of a new freestanding R-3 district.

The applicant has provided no documentation to support any one of the reasons listed above. Furthermore, at less than one acre, the site falls well below the recommended minimum area for the creation of a new, freestanding R-3 district. Also, given the fact that there are no other R-3 properties in the Trinity Gardens Community, the proposed rezoning would be considered spot zoning.

With regard to the proposed PUD approval, there are issues with the proposed development that indicate it does not comply with the requirements for PUD approval. These issues relate to the location of the site, the location of buildings on the site, and the overall site design.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

While PUD approvals frequently allow for reduced setbacks, those setbacks are within the proposed development affecting only those properties in the development. In this instance, the site plan indicates reduced setbacks along all exterior property lines. The reduced setbacks along the side and rear property lines could impact those adjacent property owners. The reduced setback along the front would impact both the neighboring residents, by breaking the established streetscape – building setbacks along the street, and the residents of the development by having living area is such close proximity to First Street.

As stated above, the site is located in an area that is completely single-family residential. While new housing opportunities for the elderly are important and are needed throughout the city, divergence from locational and design criteria would set an undesirable

precedent that would be difficult to defend should other multi-family applications with similar problems be presented.

While the conceptual design may be functional and even somewhat innovative, the site is simply not large enough or appropriately located to accommodate the proposed development.

With regard to the proposed subdivision, incorporating three lots into one legal lot of record would comply with the Subdivision Regulations.

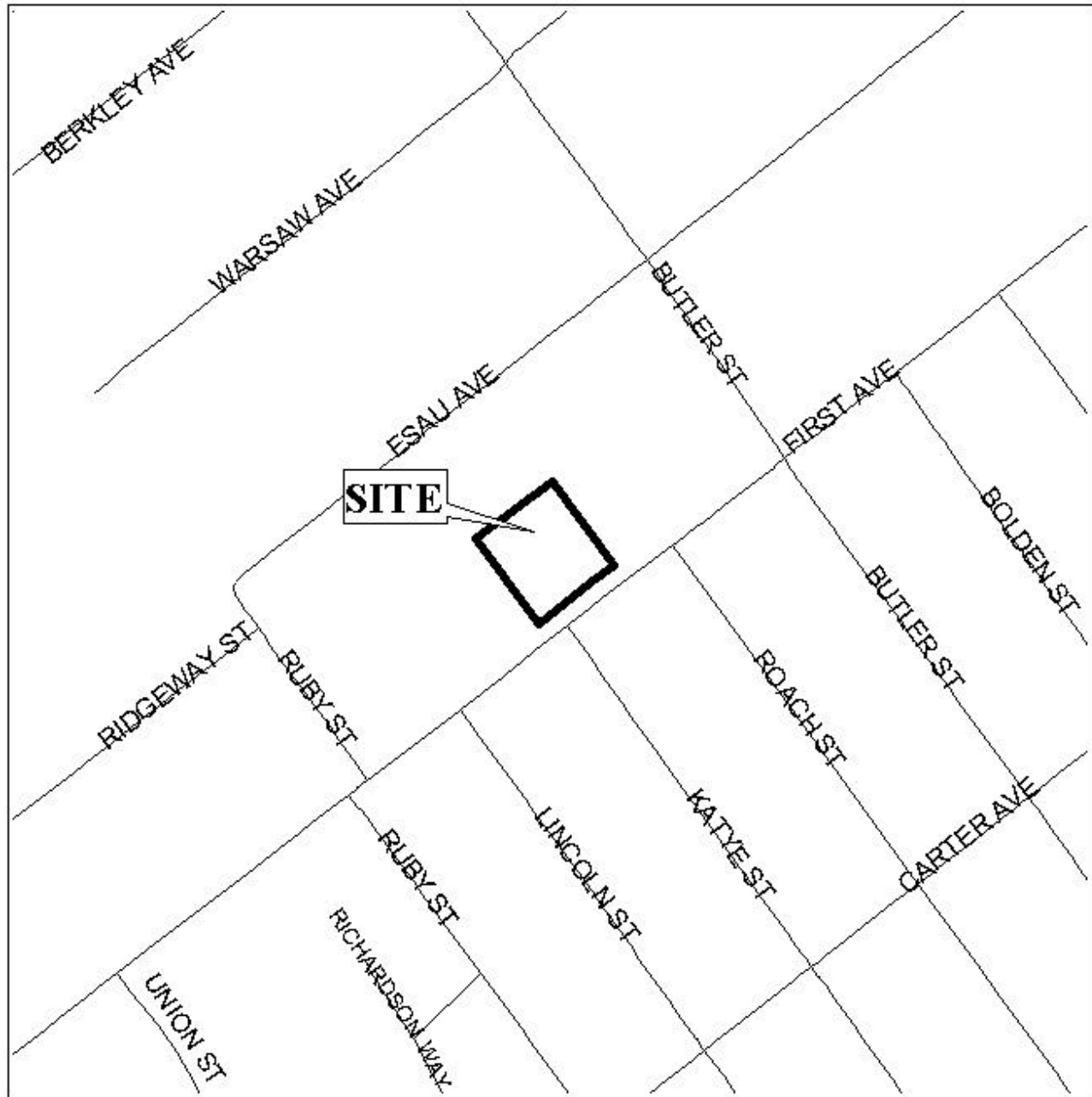
RECOMMENDATION

Rezoning: Based on the preceding, it is recommended that this application be denied.

Planned Unit Development: Based on the preceding, it is recommended that this application be denied.

Subdivision: The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval.

LOCATOR MAP



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REQUEST Rezoning from R-1 to R-3, Planned Unit Development, Subdivision



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units. Junkyards, a convenience store, and a church are located to the south of the site.

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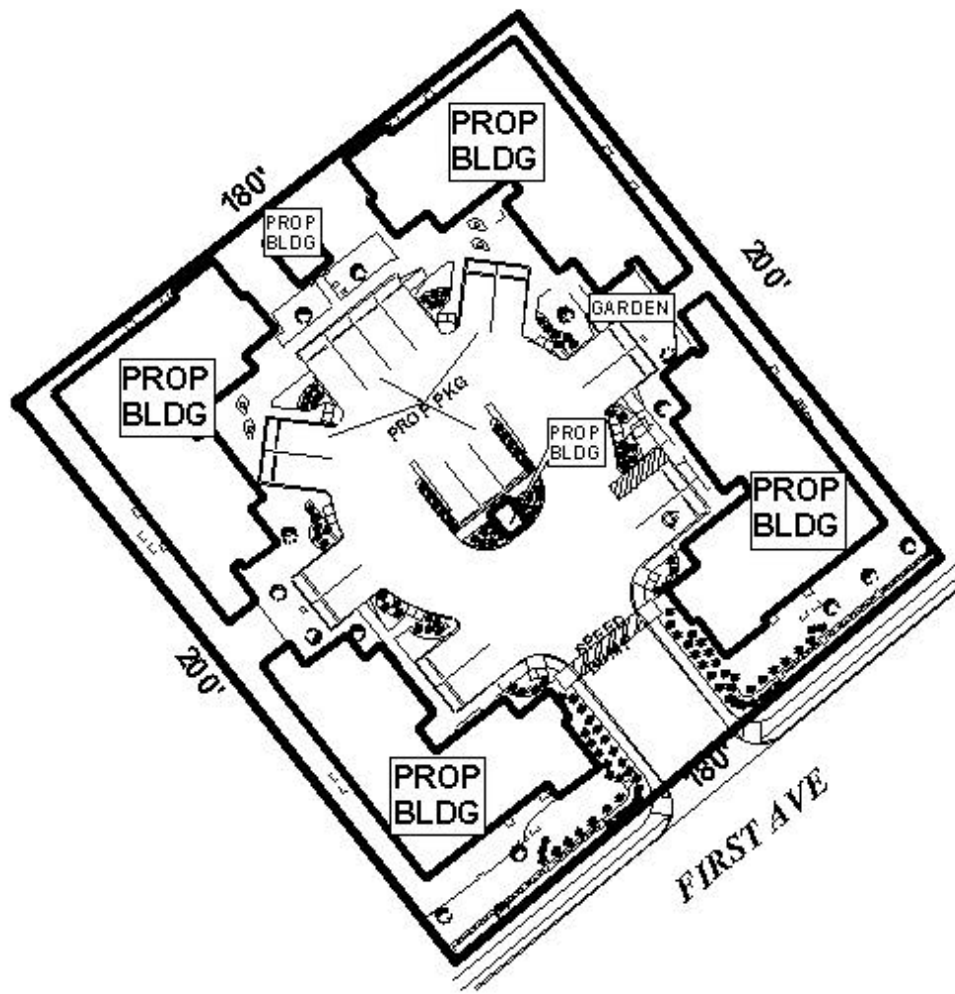
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LEGEND



SITE PLAN



North side of First Avenue at the North terminus of Katye Street, the site plan illustrates the proposed buildings, parking, and landscaping.

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