

REZONING STAFF REPORT**Date: February 3, 2005****APPLICANT NAME**

Sunwood Properties, LLC

LOCATION702 Bishops Lane
(East side of Bishops Lane, 60'± North of
Gulfwood Drive East)**CITY COUNCIL
DISTRICT**

District 7

PRESENT ZONING

R-1, Single-Family Residential

PROPOSED ZONING

B-1, Buffer Business

AREA OF PROPERTY

8,192± sq.ft.

CONTEMPLATED USE

Professional Offices

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

12-18 Months

**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.

**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 (City Code Chapters 57 and 64 and State Act 61-929). Full compliance with the landscaping and tree ordinance to be coordinated with Urban Forestry.

REMARKS

The applicant is proposing development of the site with a two-story office building and associated parking facilities.

As indicated on the vicinity map, the site is surrounded on three sides by commercially zoned properties, and is indicated as commercial on the General Land Use Plan component of the Comprehensive Plan. Additionally, rezoning of the site to B-1 would serve as a buffer between the B-2 properties along Spring Hill Avenue and the residential properties further South along Bishops Lane.

Typically, commercial zoning along minor streets that are predominately residential is not desirable and not recommended. However, in this case, given the existing commercial zonings across Bishops Lane, and at the corner of Shady Oak and Gulfwood Drive, this request for B-1 may not be an issue.

While zoning is not site plan specific, there are several points relating to the site plan as submitted that should be addressed by the applicant prior to submission for permitting (if rezoning is approved). First, the proposed building does not meet the minimum setback from the adjacent residential property. The Zoning Ordinance requires a minimum protection buffer strip of 10' where commercial property abuts residential property. This 10' strip may be used as parking or other open space when a fence or wall is provided as the protection buffer. Therefore, the proposed building must be at least 10' from the South property line.

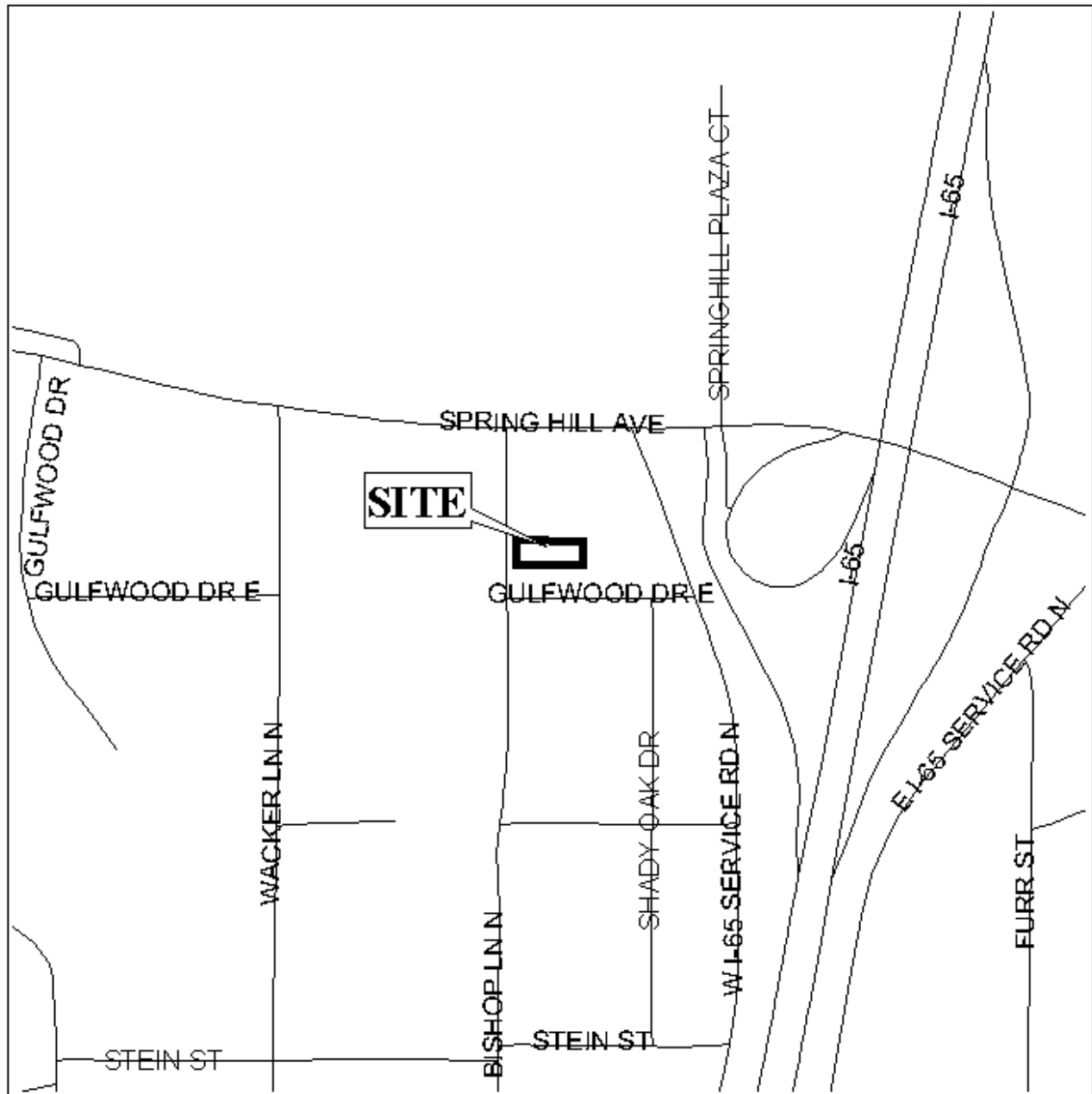
Another issue is that of stall and aisle sizes in the parking facility. Based on the stall dimensions proposed, the aisle/maneuvering area does not meet the minimum requirements of the Zoning Ordinance. This can easily be corrected with minor modifications.

The plan submitted does not illustrate the provision of a sidewalk along Bishops Lane. Either a sidewalk must be provided or an application for sidewalk waiver approved by the Planning Commission.

RECOMMENDATION

Based on the preceding, it is recommended that this application be approved subject to the following condition: 1) full compliance with all municipal codes and ordinances.

LOCATOR MAP



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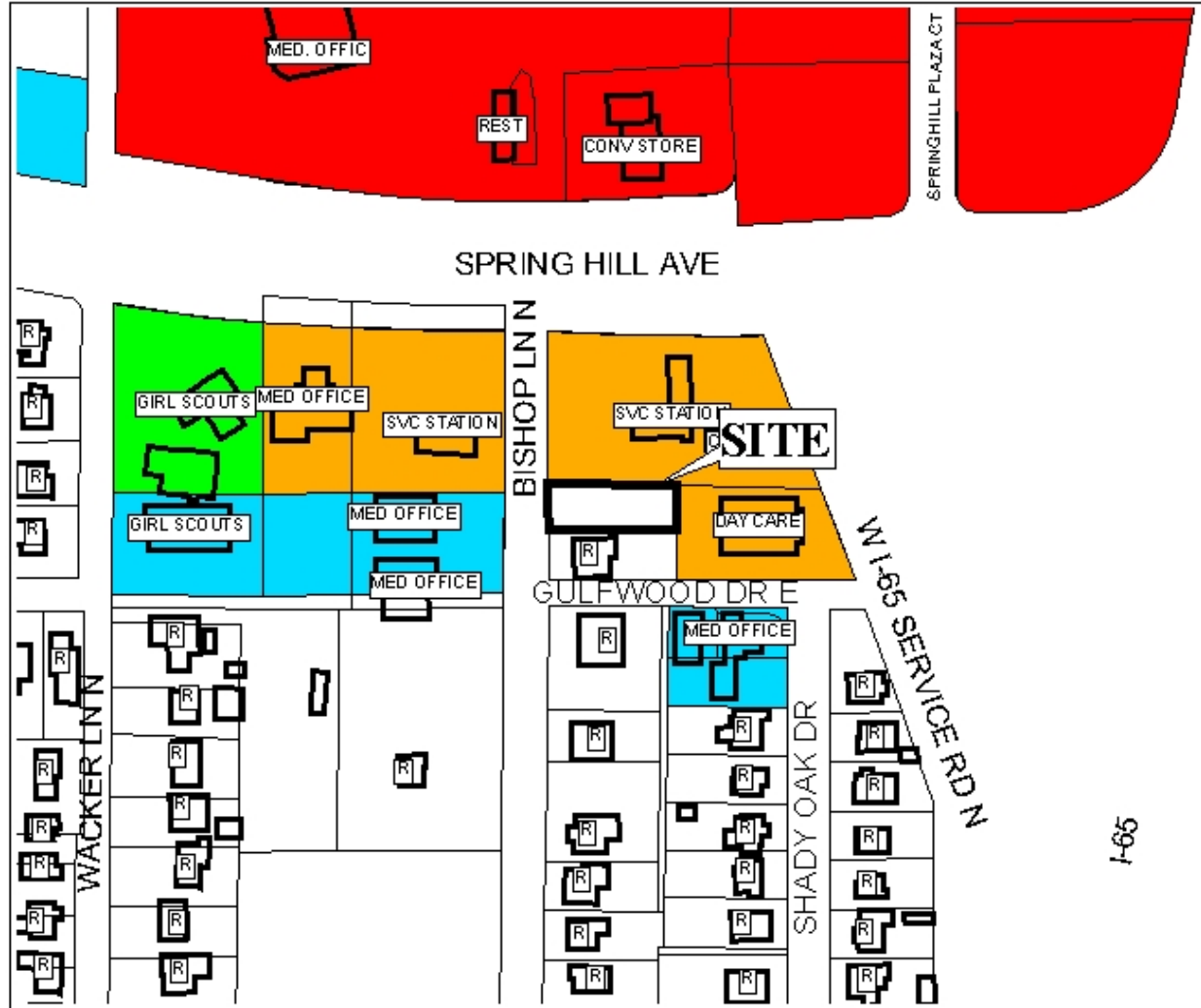
APPLICANT Sunwood Properties, LLC

REQUEST Rezoning from R-1 to B-1



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the south of the site.
Commercial sites are located to the west and north of the site.

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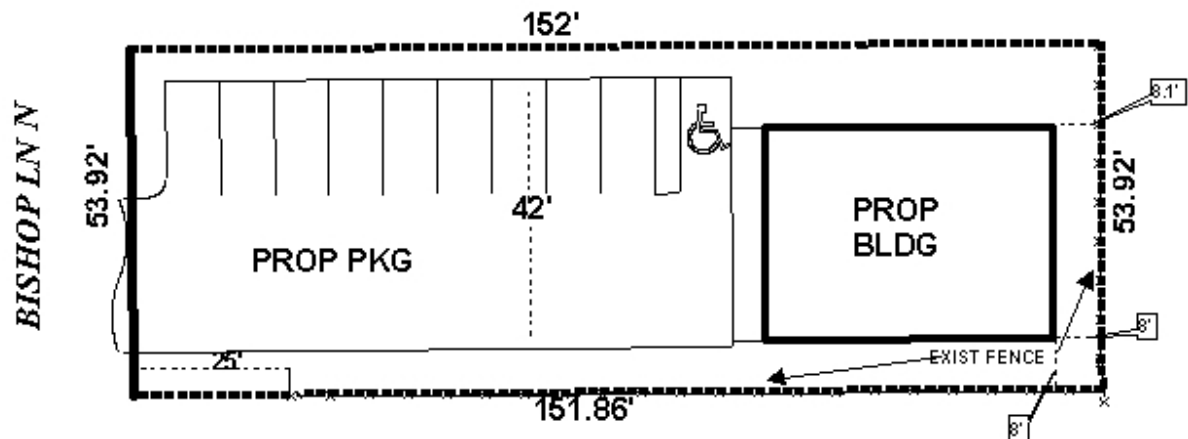
REQUEST Rezoning from R-1 to B-1

LEGEND

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



The site plan illustrates the proposed building, parking, and existing fencing.

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NTS