

**ZONING AMENDMENT STAFF REPORT**

**Date: March 3, 2005**

**NAME** Brenda Barnes

**LOCATION** Northeast corner of Sage Avenue and Mathers Street

**CITY COUNCIL DISTRICT** District 1

**PRESENT ZONING** B-1, Buffer Business, and B-3, Community Business

**PROPOSED ZONING** B-3, Community Business

**AREA OF PROPERTY** 18,750 square feet

**CONTEMPLATED USE** Salon with parking  
**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** None given

**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. Sign and mark all one-way traffic flows. Minimum distance between ninety degree parking aisles is twenty-four feet with a maximum parking stall length of ten feet and a minimum of eight feet. Modifications should be made in the parking layout to meet these 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). Full compliance with landscaping and tree requirements of the Zoning Ordinance to be coordinated with Urban Forestry.

**REMARKS**

The applicant proposes to rezone the entire site from B-1, Buffer Business, and B-3, Community Business, to B-3, Community Business, to eliminate split zoning on a commercial site.

The site is illustrated as commercial 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.

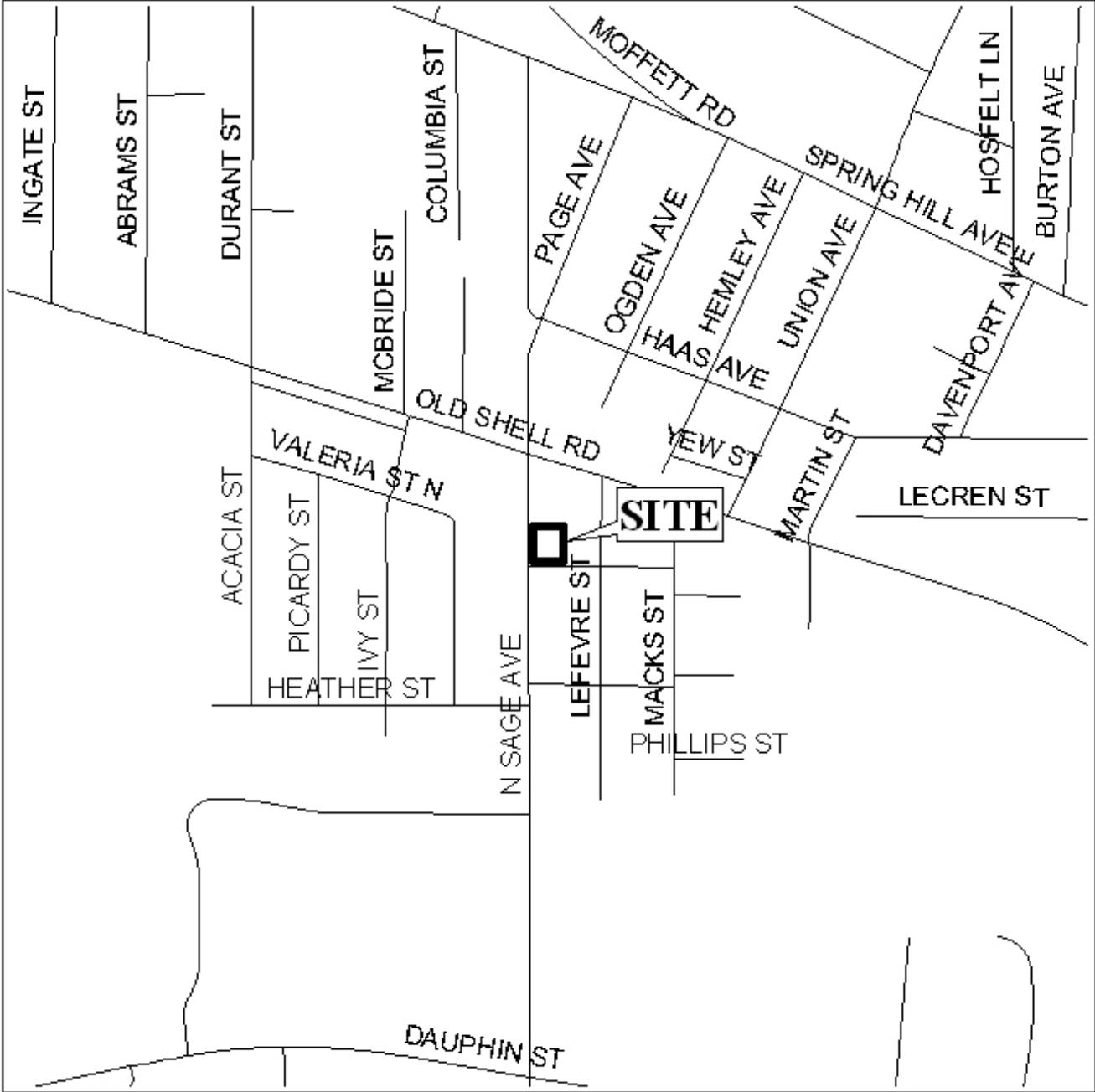
At the Commission's November 4<sup>th</sup> meeting, the site received subdivision approval to combine three lots into a single lot; however, a condition of the subdivision approval was the rezoning of the entire site to one classification. The site is currently used as a salon with unpaved parking, and the applicant proposes to continue its use as a salon, and to pave and landscape the parking lot. Two of the three original lots are zoned B-3, and the rezoning would simply correct the split zoning situation. As illustrated on the Vicinity Map, B-3 would be compatible with the surrounding development, which is entirely B-3 on this block.

In terms of site development, the plan shows most landscaping and tree plantings in the public right-of-way. The Ordinance allows a portion of required landscaping in the right-of-way; however, tree plantings should be on private property and fully comply with landscaping and tree requirements. Also, Traffic Engineering has commented that parking, access, and maneuvering are inadequate; modifications would be required to meet Traffic Engineering standards.

**RECOMMENDATION**

Based on the preceding, this application is recommended for approval, subject to the following conditions: 1) the conformance of driveway number, size, location, and design to AASHTO standards, and approval by Traffic Engineering; 2) compliance of parking, access, and maneuvering with the parking requirements of the Ordinance, and approval by Traffic Engineering; 3) full compliance with landscaping and tree planting requirements of the Ordinance; and 4) full compliance with all municipal codes and ordinances.

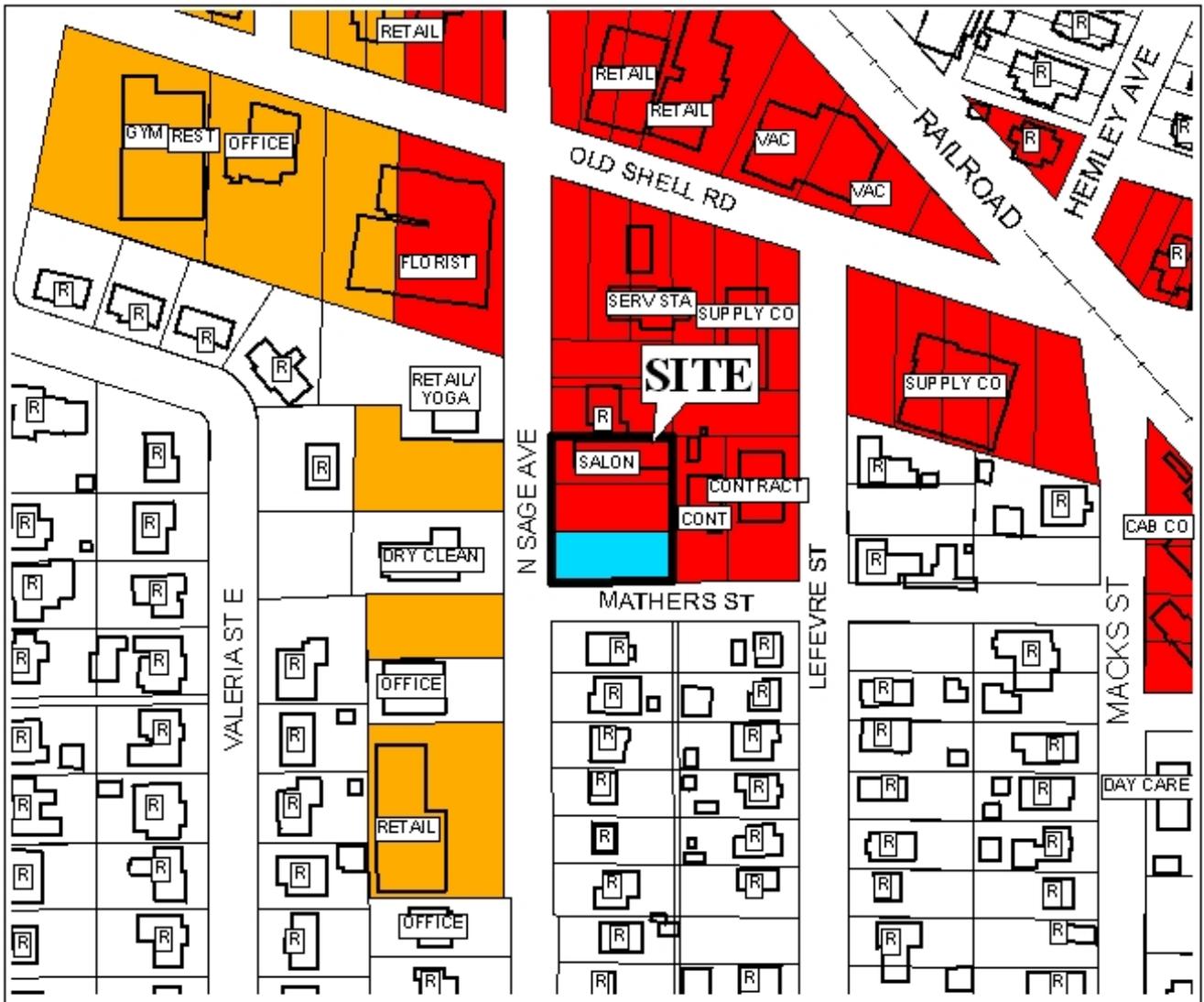
# LOCATOR MAP



APPLICATION NUMBER 4 DATE March 3, 2005  
APPLICANT Brenda Barnes  
REQUEST Rezoning from B-1 and B-3 to B-3



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is located in an area of mixed commercial and residential land use.

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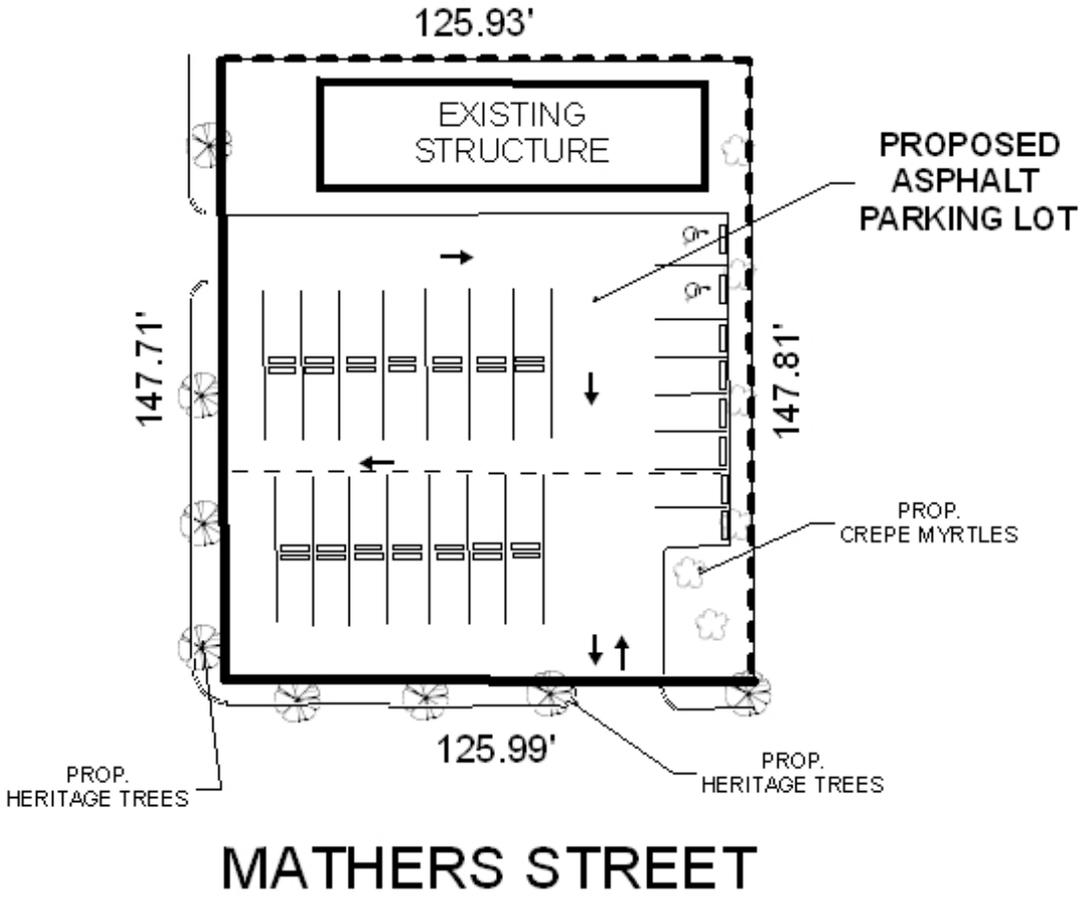
REQUEST Rezoning from B-1 and B-3 to B-3

LEGEND  R-1  R-2  R-3  R-A  R-B  H-B  B-1  LB-2  B-2  B-3  B-4  B-5  I-1  I-2 NTS



# SITE PLAN

NORTH SAGE AVENUE



The site is located at the Northeast corner of North Sage Avenue and Mathers Street. The plan illustrates the existing structure, proposed parking lot and proposed trees.

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