

ZONING AMENDMENT STAFF REPORT**Date: May 6, 2004****NAME**

Saad & Vallas

LOCATION

2866 Brossett Street, 950 and 952 Yeager Court (Northwest corner of Brossett Street and Yeager Court, extending to the West terminus of Yeager Court).

**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONING

R-1, Single-Family Residential

PROPOSED ZONING

B-3, Community Business

AREA OF PROPERTY

.64± Acres

CONTEMPLATED USE

Auto sales and parts

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**

One year

**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**

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 proposes to rezone the property from R-1, Single-Family Residential to B-3, Community Business to construct a new building for auto sales and auto parts distribution. Both auto sales and auto parts distribution (up to 40,000 square feet in area) are allowed by right in B-3 districts.

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.

With the exception of the existing R-1 neighborhood to the West, the area is zoned commercially. The site is bordered on three sides by commercial zoning, a B-2, Neighborhood Business district to the North, and B-3 to the East and South, thus indicating a commercial trend for the area.

The proposed building would have 4,500 square feet in area and thus would comply with the maximum area for a light distribution center. However, in terms of actual site development, there are specific issues to address. The site actually consists of three lots; therefore, the submission of a subdivision application to combine the three lots into one lot, would be required. Additionally, as referenced above, the site adjoins residential development to the West, thus the provision of a buffer in compliance with Section IV.D.1. would be required. Moreover, as the site will consist of new commercial development, full compliance with the landscaping and tree planting requirements of the Ordinance is required.

The proposed site plan illustrates three curb cuts, one to Brossett Street and two curb cuts to Yeager Court. Due to the narrow width of the site (from East to West) the two curb cuts to Yeager Court could be considered appropriate. However, typically on a commercial street, especially a cul de sac, access to the frontage street, in this case Brossett Street, is denied.

RECOMMENDATION

Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) the submission and final approval of a subdivision application to create one lot; 2) the provision of a buffer, in compliance with Section IV.D.1. where the site adjoins residential development; 3) full compliance with the landscaping and tree planting requirements of the Ordinance; 4) denial of access to Brossett Street; and 5) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 11 DATE May 6, 2004
APPLICANT Saad & Vallas
REQUEST Rezoning from R-1 To B-3



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial use with single-family residential units located to the west of the site.

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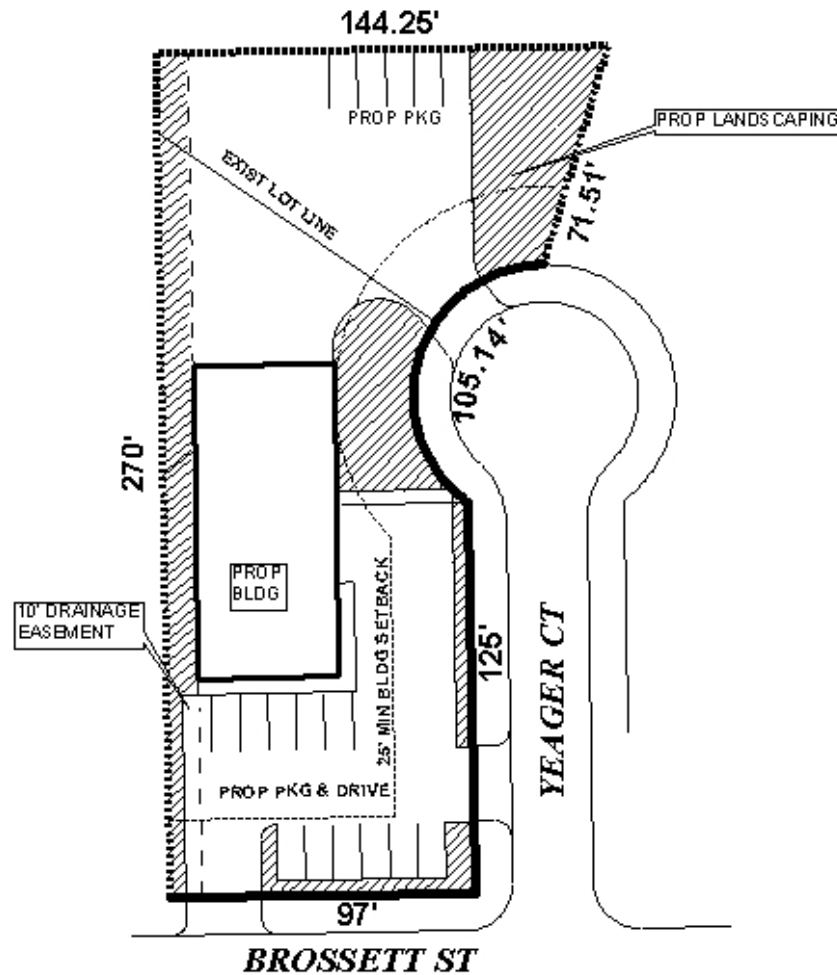
LEGEND

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 drive configuration, existing easements and proposed landscaping.

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