

**REZONING &
SUBDIVISION STAFF REPORT****Date: December 7, 2006**

<u>DEVELOPMENT NAME</u>	Carlisle Properties LLC
<u>SUBDIVISION NAME</u>	Carlisle Medical Subdivision
<u>LOCATION</u>	505 Boulevard Park East (East side of Boulevard Park East, 75'± North of Boulevard Park South)
<u>CITY COUNCIL DISTRICT</u>	District 5
<u>PRESENT ZONING</u>	R-1, Single-Family Residential
<u>PROPOSED ZONING</u>	B-2, Neighborhood Business
<u>AREA OF PROPERTY</u>	1 Lot/1.9± acres
<u>CONTEMPLATED USE</u>	Medical Office building and parking facility. 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.
<u>REASON FOR REZONING</u>	Split-zoned.
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	Immediately
<u>ENGINEERING COMMENTS</u>	Proposed development discharges into the existing detention pond, which appears to be within 2 nd Addition, Phase I of subdivision. The engineer needs to verify that the pond was intended to accept water from Phase IV development, since one of the lots in the proposed subdivision is within Phase IV. The engineer needs to verify the capacity and functionality of the pond, including the additional impervious area proposed formerly in Phase IV.
<u>TRAFFIC ENGINEERING COMMENTS</u>	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 (State Act 61-929 and City Code Chapters 57 and 64).

FIRE DEPARTMENT**COMMENTS**

All portions of any new structures built or moved onto the property would have to be within 400 ft. of at least one Fire Hydrant, possibly more.

REMARKS

The applicant is requesting Subdivision approval to create a one-lot of record from two legal lots of record, and Rezoning approval to rezone the split-zoned property from R-1, Single-Family Residential, to B-2, Neighborhood Business.

The plat illustrates the proposed 1.9 ± acre, 1-lot subdivision, which is located on the East side of boulevard Park East, 75'+ North of Boulevard Park south, and is in Council District 5.

The site has frontage on Boulevard Park East, a minor street, which provides 50 feet of right-of-way.

Regarding the proposed Rezoning, the applicant states that the rezoning request would relieve split zoning of a legal lot of record.

This area is shown on the General Land Use component of the Comprehensive Plan as commercial. However, the Comprehensive Plan is meant to be a general guide, not a detailed lot and district plan or mandate for development. The Planning Commission and City Council may 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 Zoning Ordinance states that an amendment is to be made only when one or more of the following conditions prevail: there is a manifest error in the ordinance; changes in conditions in a particular area make a change in the ordinance necessary and desirable; an increased need for business or industrial sites in addition to sites that are available, make it necessary and desirable to rezone an area or extend the boundaries of an existing district; the subdivision of land into urban building sites makes reclassification necessary and desirable.

The site is adjacent to single-family residential property to the East, and commercial to the North, West and South. The site would adjoin an existing B-3 district; and as there is no presently undeveloped commercially zoned property in the area, it does seem likely that properties will be commercially developed in the future. Furthermore, as the area appears somewhat blighted, commercial redevelopment may benefit the neighboring residential community.

RECOMMENDATION **Subdivision** The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the placement of a note on the final plat stating that the site be limited to a single curb cut to Boulevard Park East, with the size, design and location to be approved by Traffic Engineering; and 2) the provision of a buffer where the site adjoins residential property, in compliance with Section IV.D.1 of the Zoning Ordinance.

Rezoning Based on the preceding, this application is recommended for Approval, subject to the following conditions: 1) that the site be limited to a single curb cut to Boulevard Park East, with the size, design and location to be approved by Traffic Engineering; 2) the provision of a buffer in compliance with Section IV.D.1 of the Zoning Ordinance; and 3) full compliance with all municipal codes and ordinances.

LOCATOR MAP



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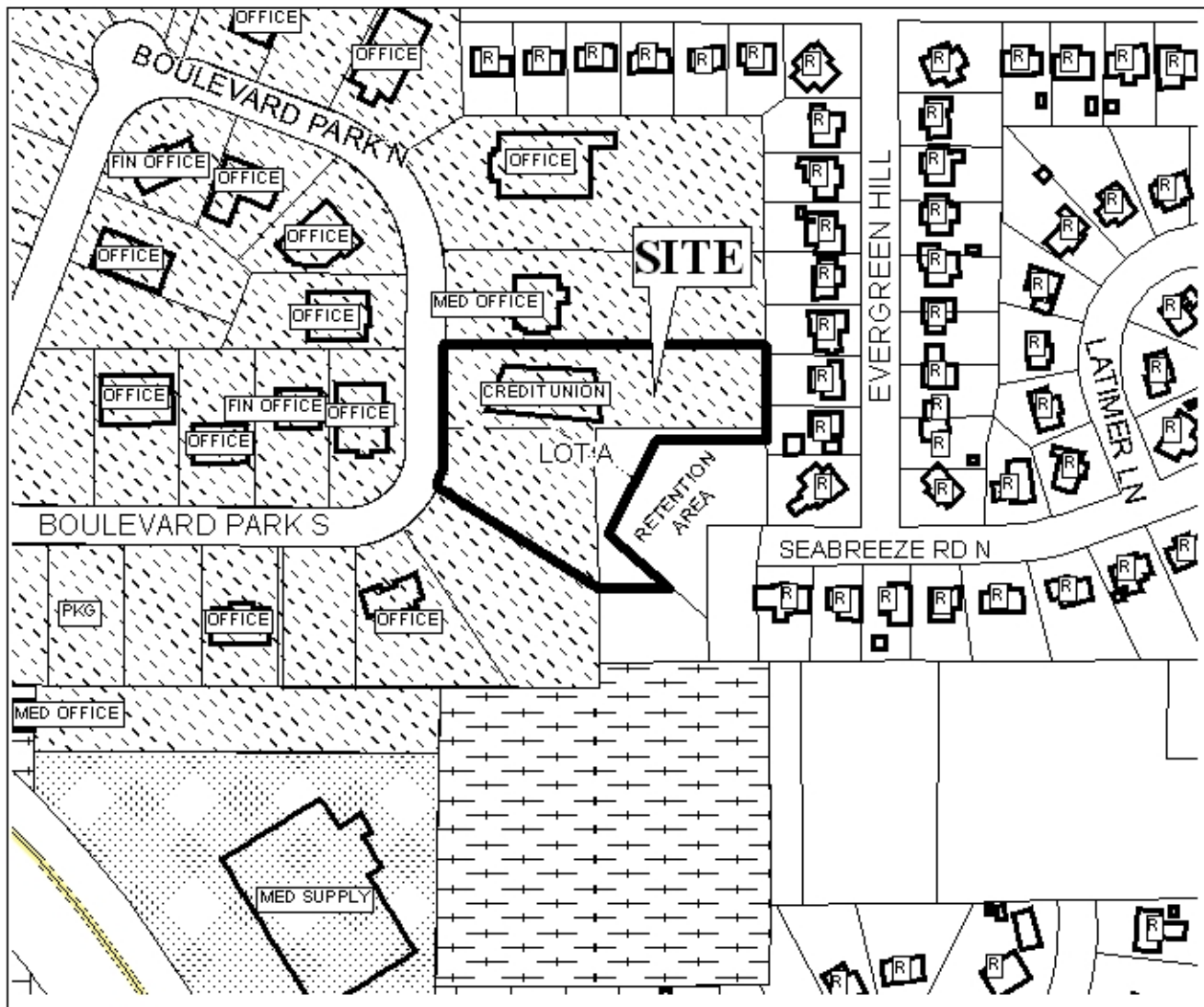
APPLICANT Carlisle Medical Subdivision

REQUEST Subdivision, Rezoning from R-1 and B-2 to B-2



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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There are offices to the west of the site, there is retail to the southwest, single family residential units to the east and north as well as an office to the north.

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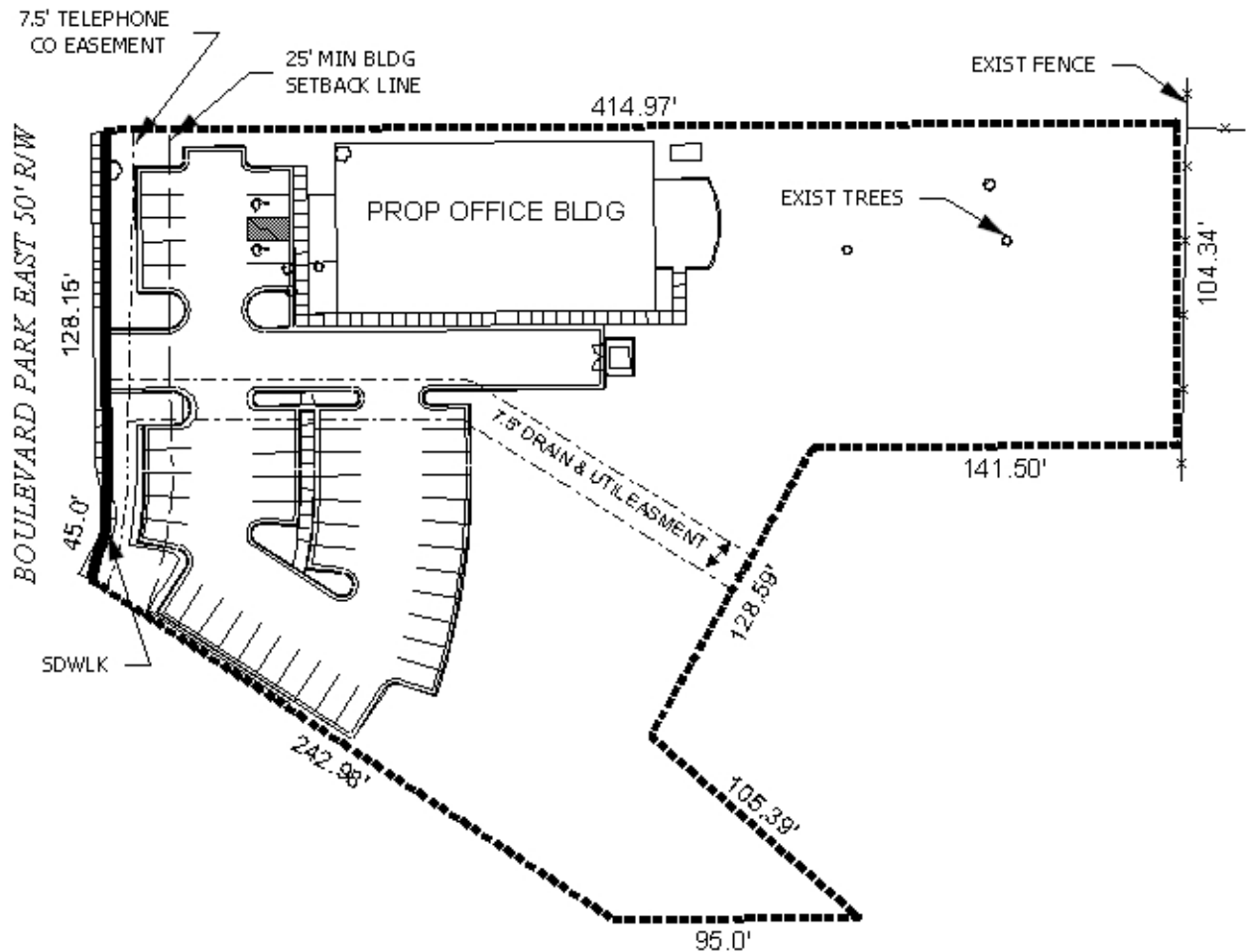
REQUEST Subdivision, Rezoning from R-1 and B-2 to B-2

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

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SITE PLAN



The site plan illustrates the proposed building, existing fence, and sidewalks.

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