

**ZONING AMENDMENT &
SUBDIVISION STAFF REPORT**

Date: January 8, 2004

NAME

Aubrey Hill & Walker Hill

LOCATION

608 and 610 South Broad Street
(Northwest corner of Broad Street and Montgomery
Street)

PRESENT ZONING

R-3, Multi-Family Residential

PROPOSED ZONING

B-3, Community Business

AREA OF PROPERTY

1 Lot / .5Acres

CONTEMPLATED USE

Expansion of an existing refrigeration equipment
service

**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**

Early 2004

**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). Urban Forestry
requests full compliance with landscape and trees to be coordinated with Urban Forestry.
Coordination with Urban Forestry of any future curb cuts along Broad Street.

REMARKS

The applicant is requesting rezoning from R-3, Multi-Family Residential to B-3, Community Business to expand an existing refrigeration equipment and repair service; and subdivision approval to consolidate multiple lots into one lot.

Most of the site appears 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.

Although portions of the site are illustrated as commercial on the General Land Use Plan, the issues of timing, appropriateness and the compatibility of B-3 zoning at this location do not appear to comply with the intent of the General Land Use Plan. In terms of commercial zoning, there is no existing B-3 on the West side of Broad Street, and although there is an existing B-3 district on the East side of Broad Street, streets are a logical demarcation of zoning districts. Additionally, at less than one acre, the site falls well below the recommended guideline of four acres for the creation of a new zoning district.

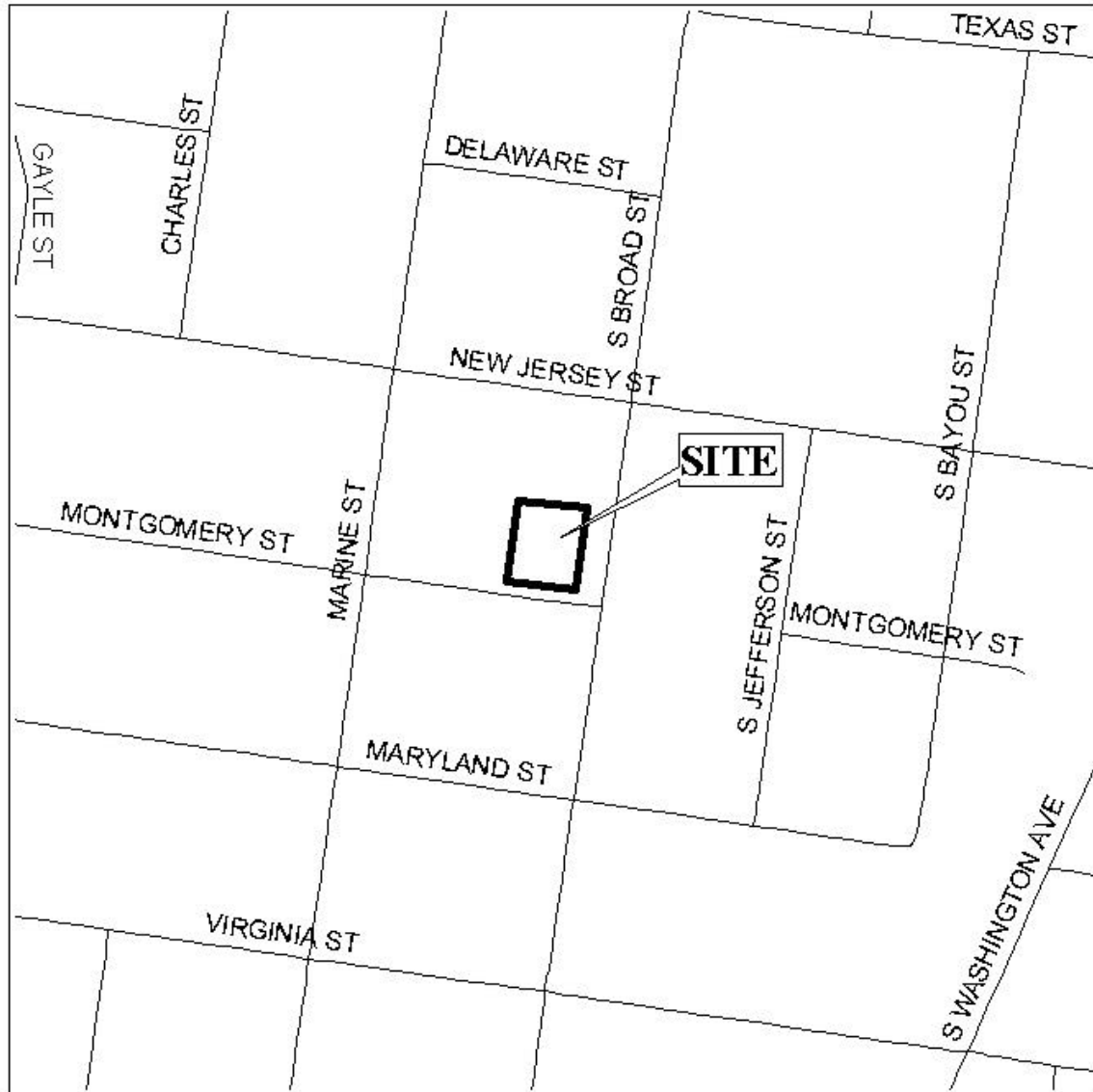
Broad Street is major street on the Major Street Plan and has an existing right-of-way in compliance with the Plan, and as a means of access management, the site should be limited to one curb cut to Broad Street, with the location and design to be approved by Traffic Engineering.

RECOMMENDATION

Rezoning: based upon the preceding, this application is recommended for denial.

Subdivision: The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the placement of a note on the final plat stating that the site is limited to one curb cut to Broad Street, with the location and design to be approved by Traffic Engineering.

LOCATOR MAP



APPLICATION NUMBER 6 & 7 DATE January 8, 2004
APPLICANT Aubrey Hill & Walker Hill
REQUEST Rezoning, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential dwellings and miscellaneous retail.

APPLICATION NUMBER 6 & 7 DATE January 8, 2004

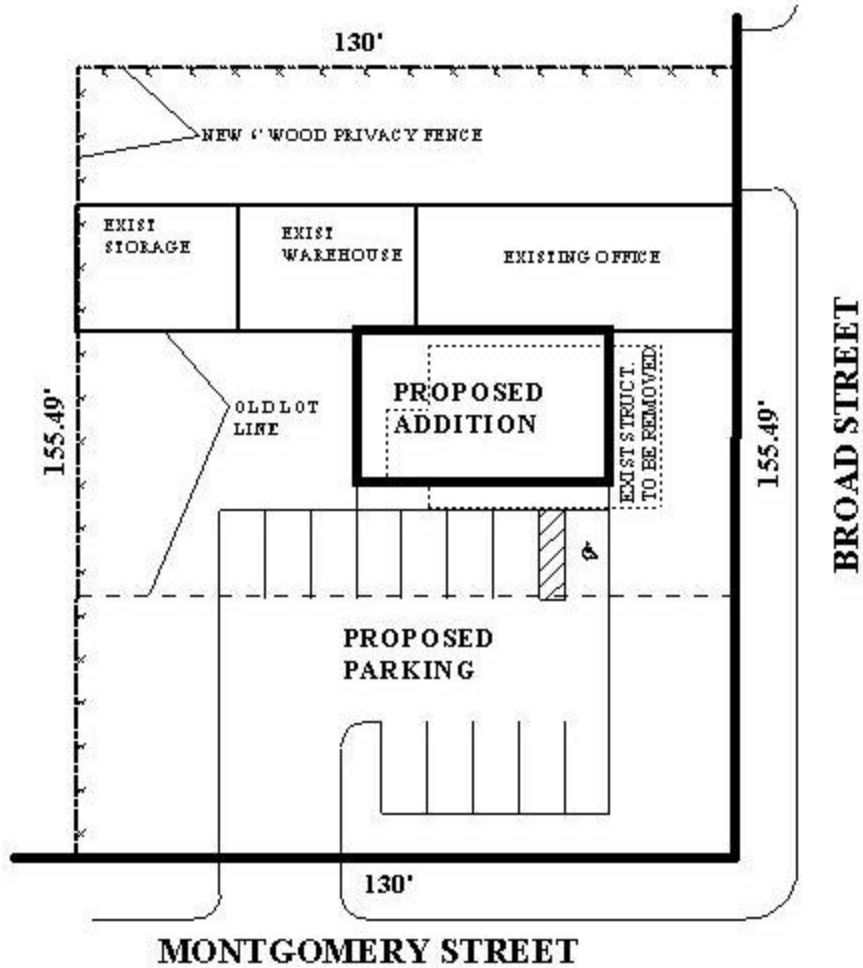
APPLICANT Hill Marine

REQUEST Rezoning, Subdivision

LEGEND



SITE PLAN



The site is located on the Northwest corner of Broad Street and Montgomery Street. The plan illustrates the existing structures, along with the proposed addition and parking.

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USE/REQUEST Rezoning, Subdivision



NTS