

**SUBDIVISION &  
ZONING AMENDMENT STAFF REPORT****Date: May 19, 2005****SUBDIVISION NAME**

Mobile Medical Group Subdivision

**LOCATION**6001 Airport Boulevard  
(East side of Wildwood Avenue, 165' South of Airport  
Boulevard)**CITY COUNCIL  
DISTRICT**

District 6

**PRESENT ZONING**

R-1, Single-Family Residential

**PROPOSED ZONING**

B-1, Buffer Business

**AREA OF PROPERTY**

1.4± acres

**CONTEMPLATED USE**Expansion of parking lot of existing medical clinic  
**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.****REASON FOR REZONING**

To correct split zoning in proposed subdivision

**TIME SCHEDULE  
FOR DEVELOPMENT**

None given

**ENGINEERING  
COMMENTS**

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**TRAFFIC ENGINEERING  
COMMENTS**Driveway number, size, 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).

**REMARKS**

The purpose of the application is to expand the parking lot of an existing medical facility, zoned B-1, Buffer Business, onto the adjacent parcel, which is presently zoned R-1, Single-Family Residential. Thus the applicant seeks to rezone the R-1 parcel to B-1, and create a one-lot subdivision from the two existing lots.

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.

Rezoning is sought to correct a split-zoning situation in the proposed subdivision.

The medical facility fronts Airport Boulevard, with a 140' right-of-way, Pinemont Avenue, with a 60' right-of-way, and the substandard right-of-way of Wildwood Avenue, which has not been constructed adjacent to the site; sufficient right-of-way to provide 25' from the centerline of the Wildwood Avenue right-of-way would be required. With the rezoning of the R-1 lot, the plat would meet the minimum requirements of the Subdivision Regulations.

Surrounding lots are zoned both R-1 and B-1, so rezoning would be consistent with the surrounding area. However, as the commercial use would abut residential properties, a buffer would be required, per Section V.A.7 of the Subdivision Regulations and Section IV.D.1 of the Zoning Ordinance.

While the required 25' minimum building setbacks are not shown, they would be required on the final plat.

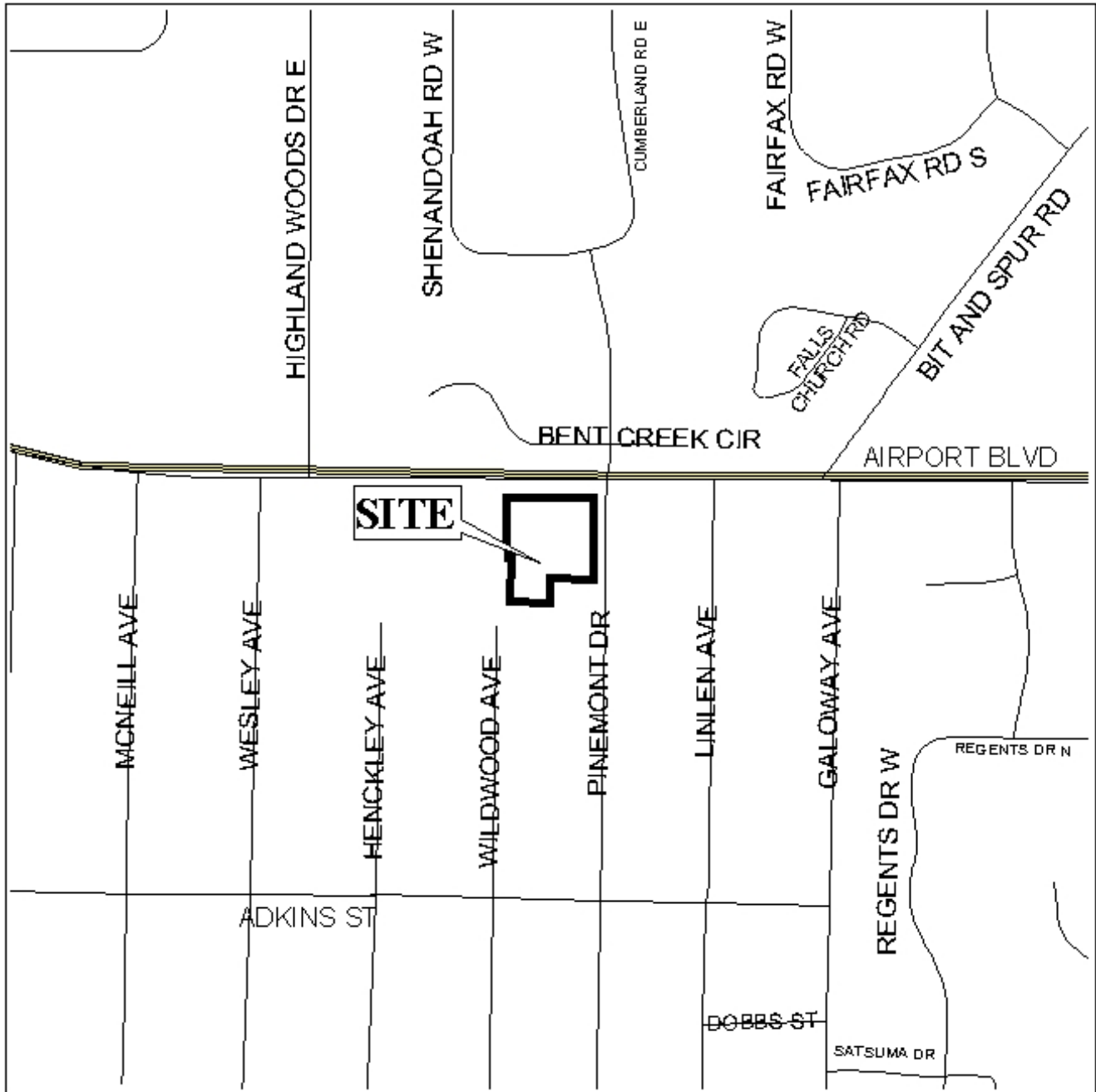
It should be noted that, while a subdivision plat was submitted for the rezoning application instead of a site plan, the site must nevertheless comply with Section VI.A (parking requirements) of the Zoning Ordinance.

**RECOMMENDATION**

**Rezoning** Based on the preceding, the application is recommended for Approval, subject to the following conditions: 1) completion of the subdivision process prior to the issuance of any permits; 2) full compliance with Section IV.A of the Zoning Ordinance; 3) denial of access to Wildwood Avenue; and 4) full compliance with all municipal codes and ordinances.

**Subdivision** Based on the preceding, the plat is recommended for Tentative Approval subject to the following conditions: 1) completion of the rezoning process prior to the issuance of any permits; 2) the dedication of sufficient right-of-way to provide 25' from the centerline of the Wildwood Avenue right-of-way; 3) the provision of a buffer between the site and residential properties, in compliance with Section V.A.7 of the Subdivision Regulations; 4) the depiction of the 25' minimum building setback lines on the final plat; and 5) the placement of a note on the final plat stating that the site is denied access to Wildwood Avenue.

# LOCATOR MAP



APPLICATION NUMBER 6 & 7 DATE May 19, 2005

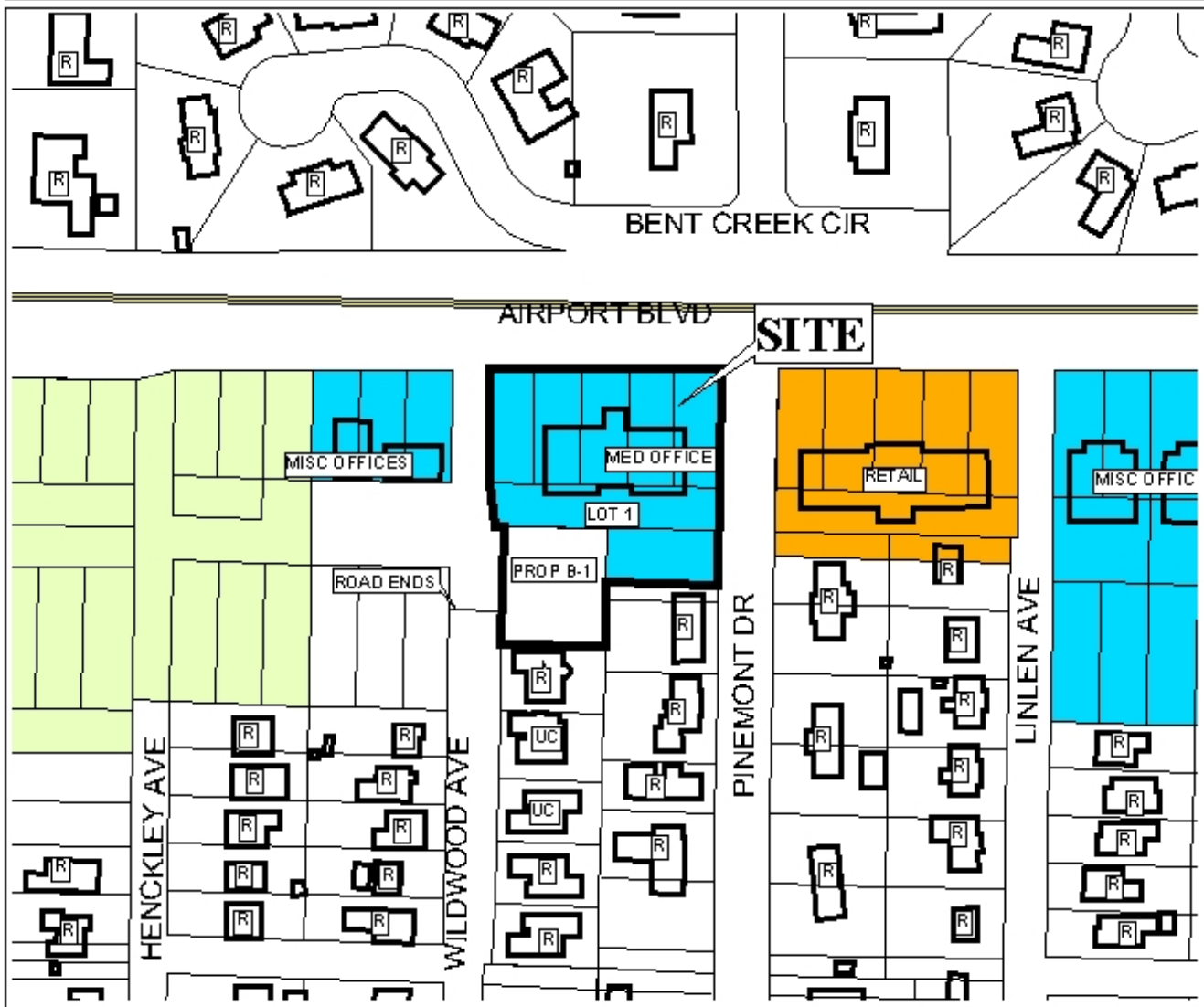
APPLICANT Kearney Windham

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



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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



The site is surrounded by single-family residential units.  
Commercial sites are located to the east and west to the site.

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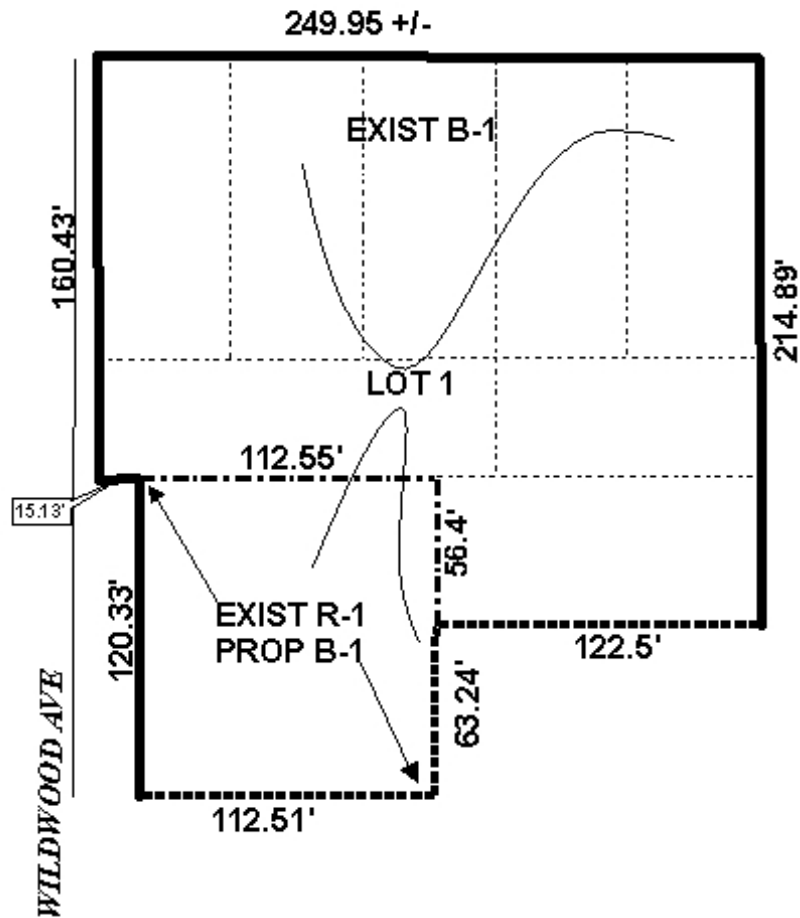
REQUEST Rezoning from R-1 to B-1, Subdivision

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 existing and proposed zoning along with the proposed lot configuration

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