

**SUBDIVISION &
ZONING AMENDMENT STAFF REPORT****Date: September 15, 2005**

<u>NAME</u>	Gulf Health Properties (Chris Miller, Agent)
<u>SUBDIVISION NAME</u>	Mobile Medical Group Subdivision
<u>LOCATION</u>	6001 Airport Boulevard (South side of Airport Boulevard, between Wildwood and Pinemont Avenues)
<u>CITY COUNCIL DISTRICT</u>	District 6
<u>PRESENT ZONING</u>	R-1, Single-Family Residential, and B-1, Buffer Business
<u>PROPOSED ZONING</u>	B-1, Buffer Business
<u>AREA OF PROPERTY</u>	1.4± acres
<u>CONTEMPLATED USE</u>	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.
<u>REASON FOR REZONING</u>	To correct split zoning in proposed subdivision
<u>TIME SCHEDULE FOR DEVELOPMENT</u>	None given
<u>ENGINEERING COMMENTS</u>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.
<u>TRAFFIC ENGINEERING COMMENTS</u>	Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.
<u>URBAN FORESTRY COMMENTS</u>	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 create a one-lot subdivision from two existing lots, one of which is zoned R-1, Single-Family Residential, and one of which is zoned B-1, Buffer Business. The intent is to expand the parking lot of an existing medical facility, zoned B-1, onto the adjacent parcel, zoned R-1.

A previous application exactly duplicating this request was granted Approval (Rezoning) and Tentative Approval (Subdivision) in May of this year; however, the zoning request was withdrawn following a change of ownership, and the applicant has chosen to pursue a new subdivision application along with the new rezoning request.

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. In addition, although the tangent portion of Wildwood Avenue has not been constructed, it is a residential street; thus a note should be required on the final plat stating that the site is denied access to Wildwood Avenue. With the rezoning, 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 from Airport Boulevard, Wildwood Avenue, and Pinemont Avenue 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

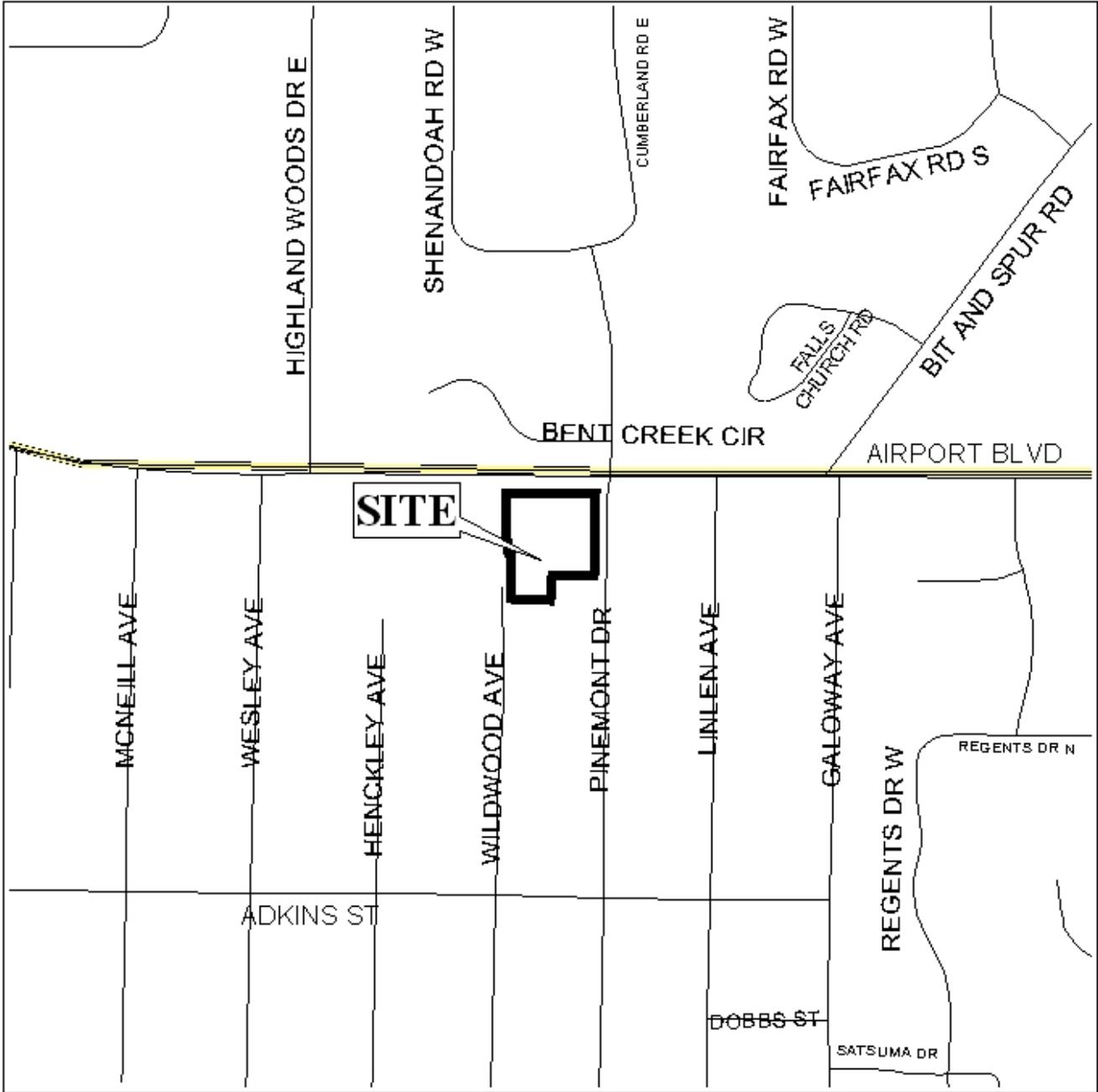
Rezoning Based on the preceding, the application is recommended for Approval, subject to the following conditions: 1) completion of the subdivision process prior to the issuance of any permits; 2) full compliance with Section VI.A of the Zoning Ordinance (parking requirements); 3) denial of access to 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.

Revised for the October 6th meeting:

This application was held over from the September 15th meeting to ensure the applicant's opportunity to respond to objections voiced later in the public hearing.

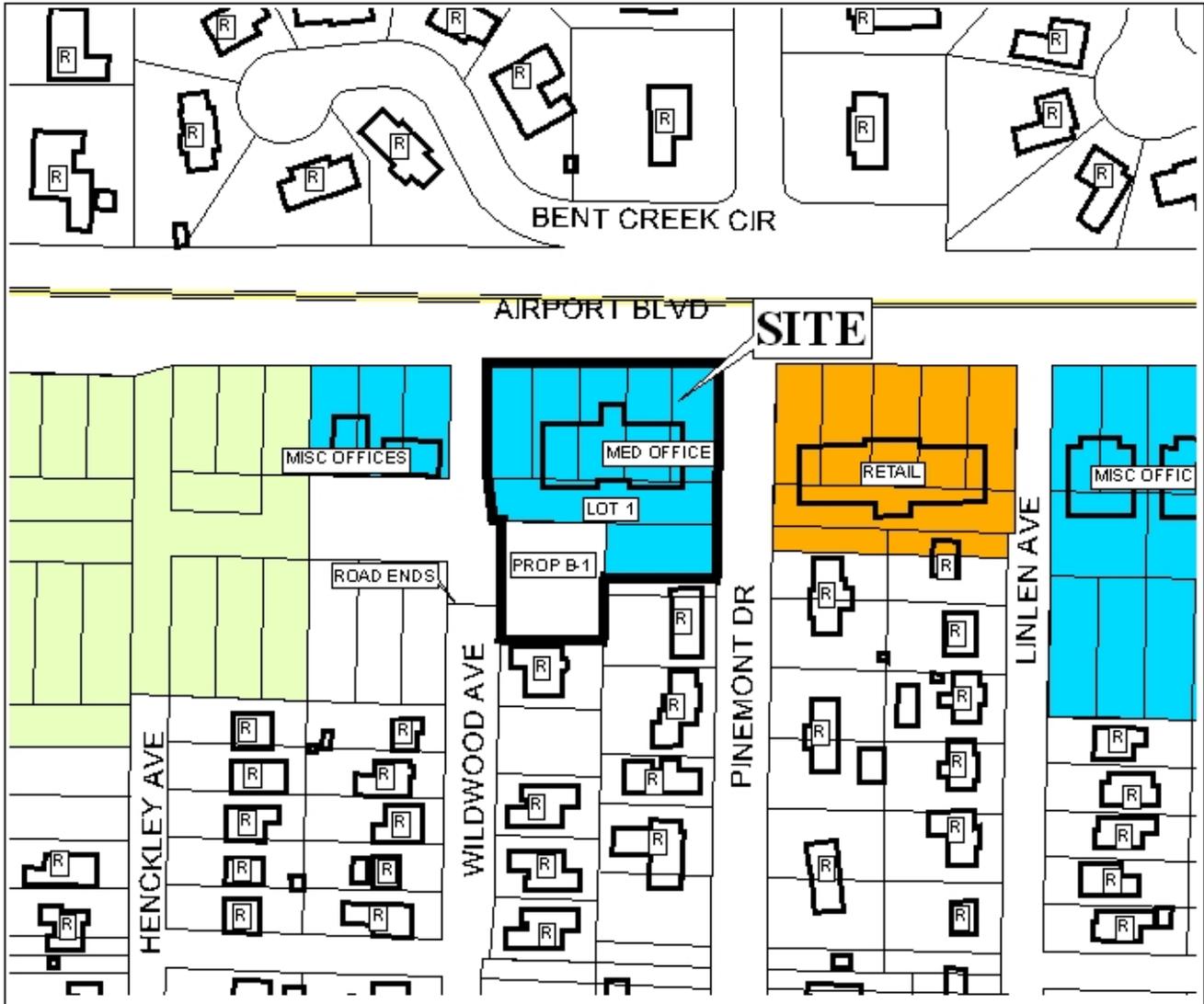
LOCATOR MAP



APPLICATION NUMBER Holdover DATE October 6, 2005
APPLICANT Gulf Health Properties (Chris Miller, Agent)
REQUEST Rezoning from R-1 to B-1, Subdivision



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



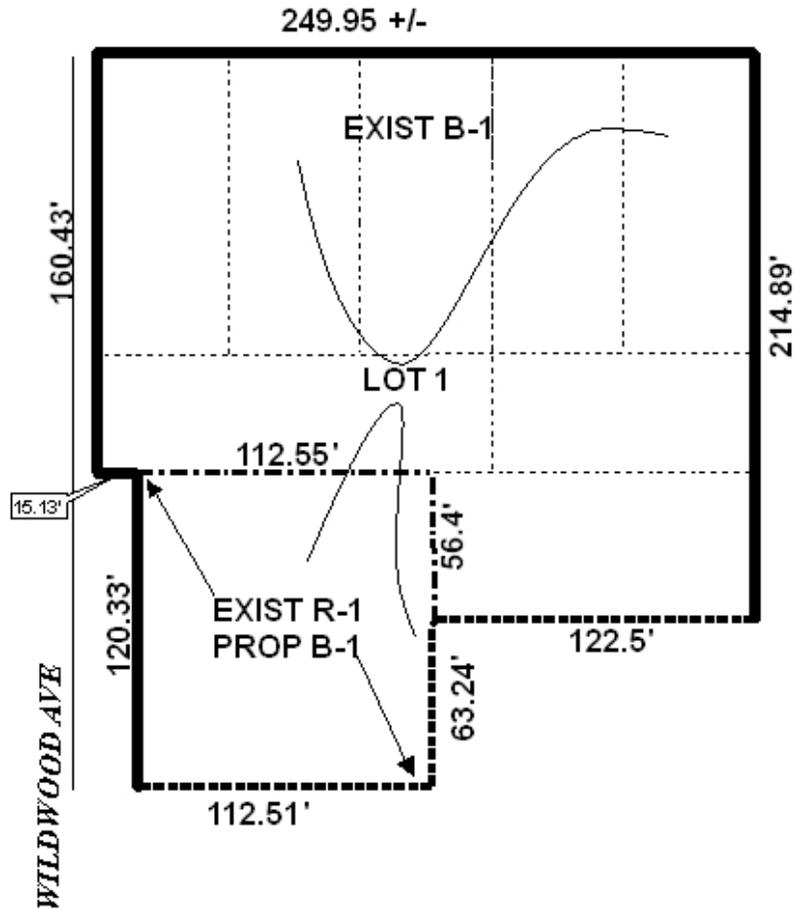
The site is surrounded by single-family residential units.
Commercial sites are located to the east and west to the site.

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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



The site plan illustrates the existing and proposed zoning along with with the proposed lot configuration

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NTS