

ZONING AMENDMENT STAFF REPORT**Date: October 7, 2004****NAME**

Joe Vinson

LOCATION442 Azalea Road
(West side of Azalea Road, 195'± South of Springdale Road)**CITY COUNCIL
DISTRICT**

District 5

PRESENT ZONING

B-1, Buffer-Business

PROPOSED ZONING

LB-2, Limited Neighborhood Business

AREA OF PROPERTY

1.5± Acres

CONTEMPLATED USE

Interior decorating shop

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**

Within two months of approval

**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**

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 applicant is requesting rezoning from B-1, Buffer-Business to LB-2, Limited Neighborhood Business for an interior decorating shop. Interior decorator shops are allowed by right in LB-2 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.

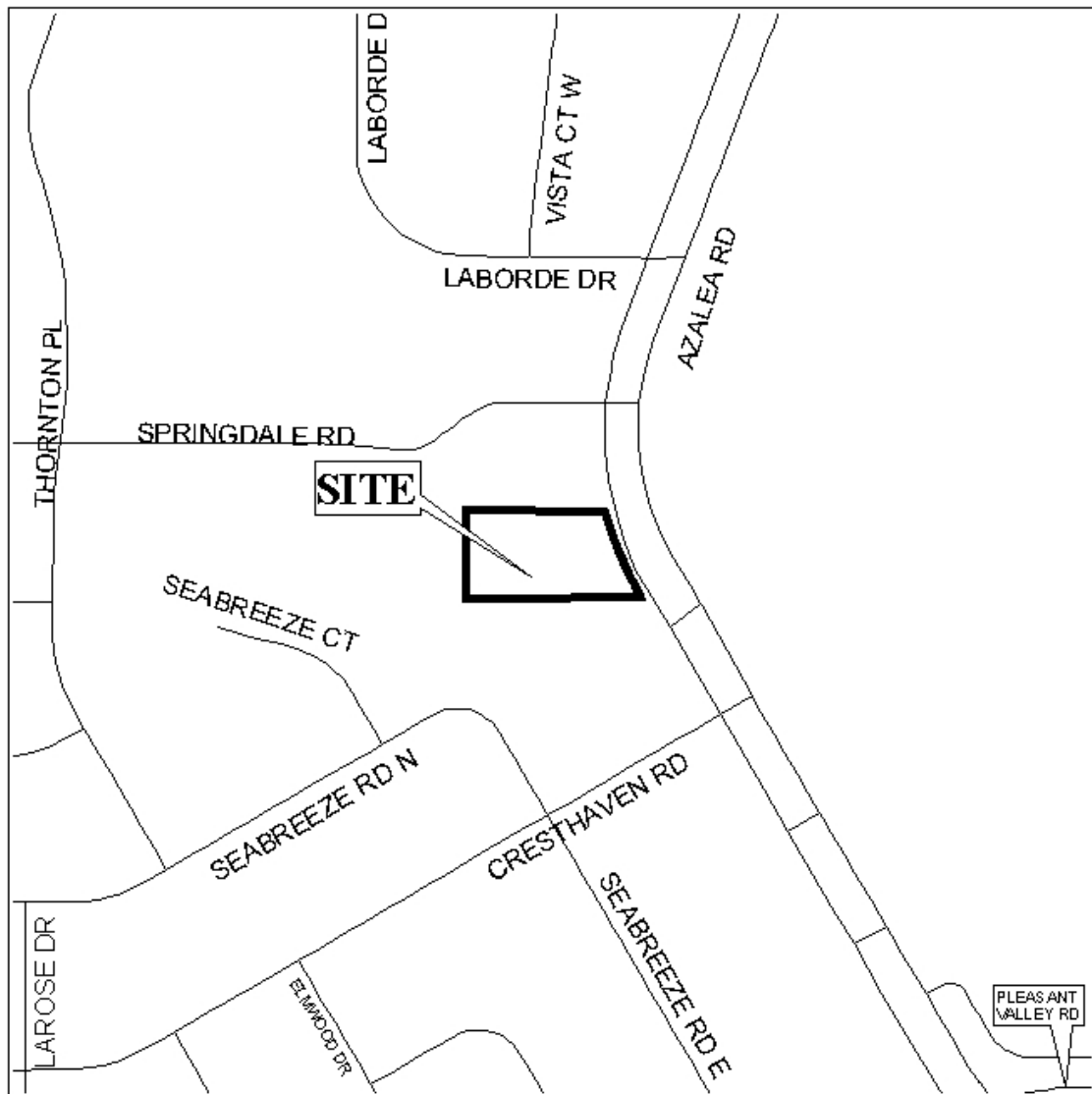
As illustrated on the Vicinity Map, the site is located between an existing B-2 district to the South and a B-1 district to the North, thus the request could be considered a logical transition between the two commercial districts. To the rear is predominately zoned R-3, Multi-Family Residential; and less than 40-feet of the site adjoins Single-Family Residential development; however, the provision of a buffer, in compliance with Section IV.D.1. would be required where the site adjoin residential zoning.

As with any rezoning, the site should be brought into compliance with existing standards and requirements, including but not limited to full compliance with the landscaping and tree planting requirements of the Ordinance.

RECOMMENDATION

Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) the provision of a buffer, in compliance with Section IV.D.1. where the site adjoins residential zoning; 2) full compliance with the landscaping and tree planting requirements of the Ordinance; and 3) full compliance with all municipal codes and ordinances.

LOCATOR MAP



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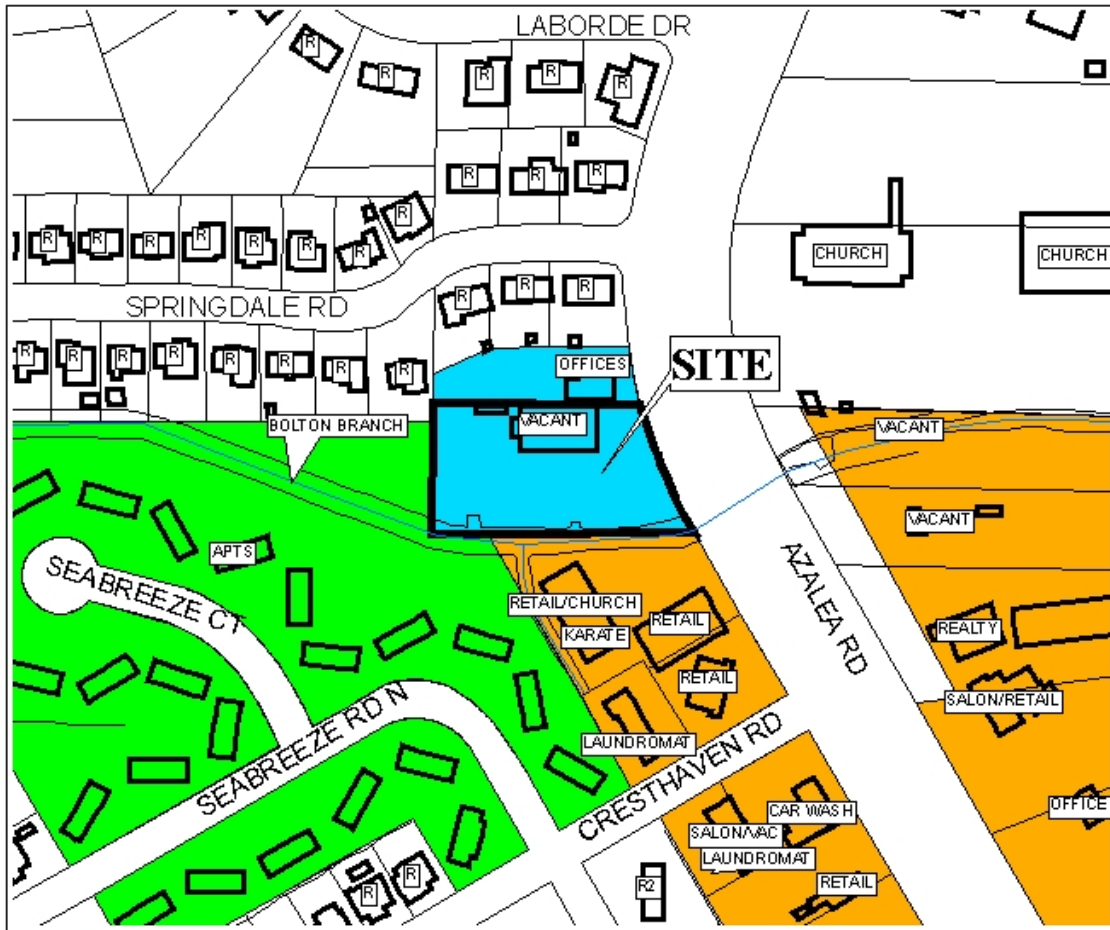
APPLICANT Joe Vinson

REQUEST Rezoning from B-1 to LB-2



NTS

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the north and west of the site. Apartments are located to the south of the site and commercial sites are located to the south and east of the site.

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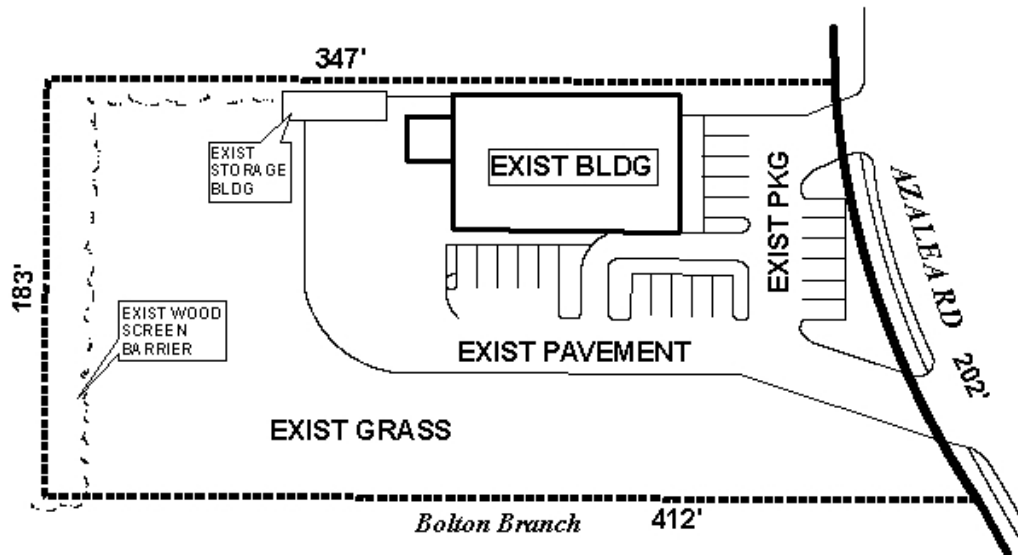
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LEGEND R-1 R-2 R-3 R-A R-B H-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2 NTS



SITE PLAN



The site plan illustrates the existing buildings, parking, pavement, and wooded buffer.

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