

**ZONING AMENDMENT AND
SUBDIVISION STAFF REPORT**

Date: March 20, 2003

NAME

Nick Stratus

LOCATION

902 Duval Street
(North side of Duval Street, 140'± West of South
Broad Street)

PRESENT ZONING

R-1, Single-Family Residential

PROPOSED ZONING

B-3, Community Business

AREA OF PROPERTY

.3± Acres

CONTEMPLATED USE

Parking lot in conjunction with a lounge
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**

One Year

**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. Aisle width of the parking lot is too narrow to allow two-way traffic circulation. The minimum aisle width for two-way circulation is twenty-four feet. The two parking spaces that are adjacent to the north property line need to be eliminated or additional space needs to be acquired to allow parked cars to adequate room to back out of the spaces.

REMARKS

The applicant is requesting rezoning from R-1 to B-3 to provide a parking lot for a lounge, and subdivision approval to consolidate multiple lots into one lot.

The area 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.

The surrounding area is a mixture of residential, commercial and industrial uses. The site adjoins both I-1 and B-3 zoning, and the rezoning of this site would simply expand the existing B-3 district. Furthermore, it will provide conforming parking for the existing building.

While only the western lot is proposed for rezoning, a subdivision application to consolidate multiple lots is also proposed; and with any rezoning application, full compliance with the landscaping and tree plantings required. However in this situation, order to provide continuity to the development, the landscaping and tree plantings required for the rezoning site may be distributed along the entire development.

Both Broad and Duval Streets are illustrated as major streets on the Major Street Plan, and both have existing rights-of-ways of 50-feet. However, the dedication of the necessary rights-of-ways and the corresponding required setbacks would reduce the lot to an extent that it could not be developed and provide adequate parking.

Regarding parking, a double row of parking is shown on the western portion; however, as this area is only 50-feet wide, only a single row of parking could be provided. Furthermore, the parking area would adjoin residential zoning, and as such a six-foot wooden privacy fence, reduced to three-feet within 25-feet of the Duval Street property line, would be required. Additionally, on the eastern portion of the site, any existing parking that backs into the right-of-way should be removed.

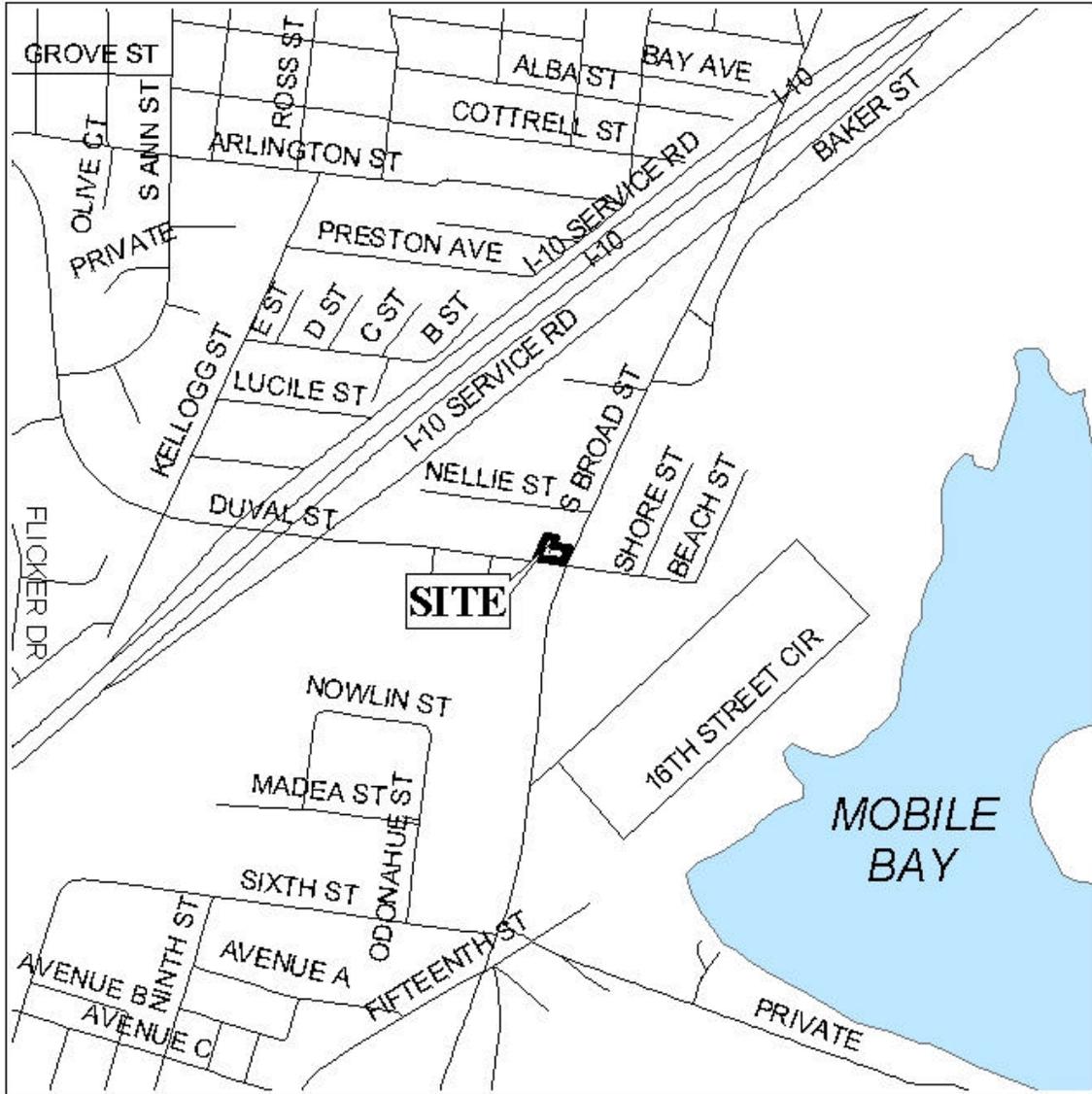
A sidewalk along both Duval and Broad Streets is shown and as such the plat meets the minimum requirements of the Subdivision Regulations

RECOMMENDATION

Rezoning: Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) full compliance with the landscaping and tree planting requirements of the Ordinance (may be distributed along the entire development); 2) provision of a six-foot wooden privacy fence along the West property line, reduced to three-feet within 25-feet of the Duval Street property line; 3) provision of a sidewalk as shown on the plan submitted; 4) approval of the parking plan by Traffic Engineering and Urban Development; and 5) full compliance with all municipal codes and ordinances.

Subdivision: The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) removal of all parking which backs into the right-of-way; and 2) provision of sidewalks as shown on the plat submitted.

LOCATOR MAP



APPLICATION NUMBER 7 & 8 DATE March 20, 2003
APPLICANT Nick Stratus
REQUEST Subdivision and Rezoning



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



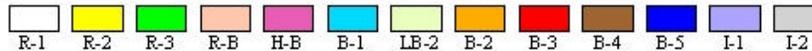
The site is located in an area of mixed use. Single-family residential dwellings are to the west, apartments to the south and storage to the north. To the east is a vacant area.

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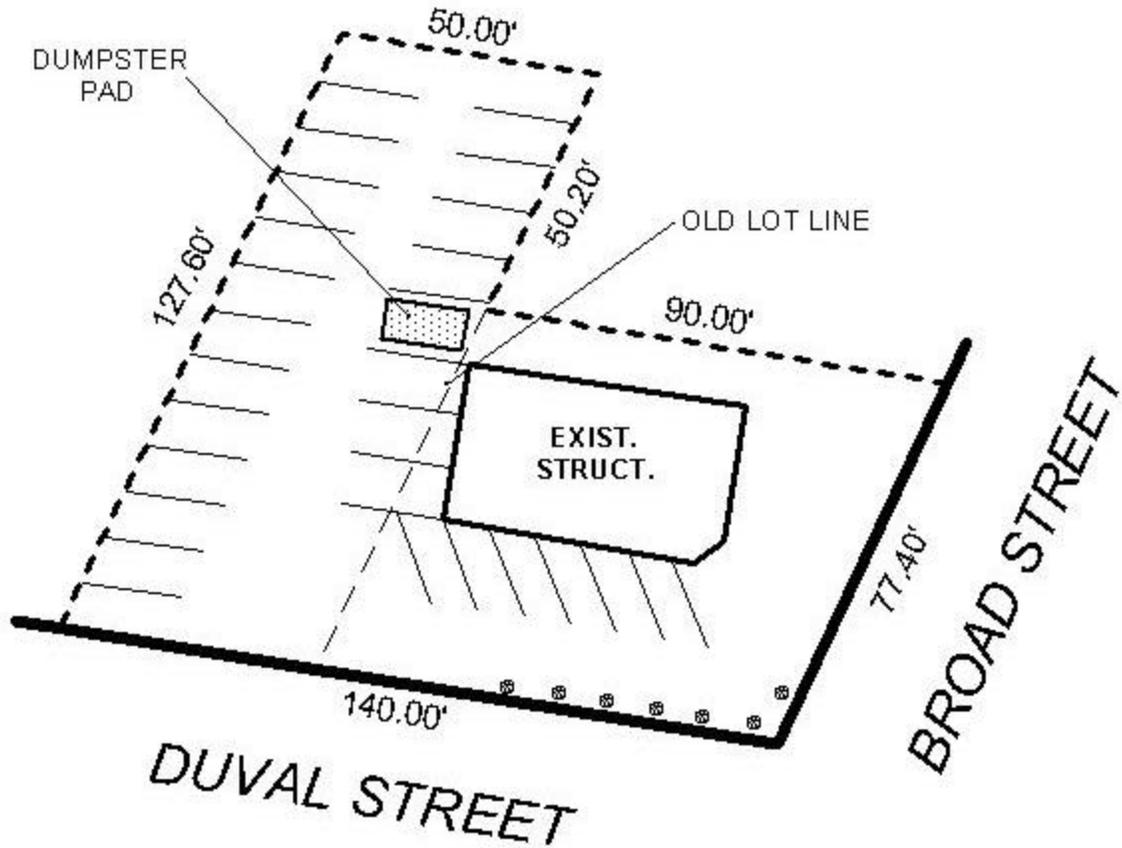
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LEGEND



SITE PLAN



The site is located at the Northwest corner of Broad and Duval Streets.
The site plan illustrates the existing structures and proposed parking.

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USE/REQUEST Rezoning and Subdivision

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