

# PLANNING COMMISSION CASE REPORT

Case Number: 2015-022

PC Meeting Date: 02-09-15

## Applicant Request

Rezone property from R-1 Residential Zone to R-4 Special Zone

Property Location:	1428 Crawford Street
Property Owner:	Mike Doucoumes
Applicant:	Mike Doucoumes

## Project Description

- The applicant is proposing to convert an existing house into an office.

## Site Analysis

### Site Description

- The 13,000 square foot site is located on the east side of Crawford Street approximately 240 feet from the Van Ness Road intersection.
- Access: Currently, access to the site is from Crawford Street.
- Development form: Except for one large warehouse building across the street and south of the site, everything on Crawford Street is one-story in height.
- Land uses: An office use is adjacent to the north. Across the street to the west is Pleasant Hill Baptist Church and six mini-warehouse buildings. Adjacent to the south is a vacant lot. The adjacent lot to the east contains a single-family home located approximately 300 feet from the site.

### Zoning History

- The site is currently zoned R-1 Residential.
- 2004- A portion of the two adjacent properties on the south side of the site were zoned R-4 Special Zone with three conditions for a proposed office development.
- 2009- The complete area of the two adjacent properties on the south side of the site were zoned R-4 Special Zone with three conditions regarding a turn-around and screening for a proposed 20-unit apartment development.
- The adjacent properties to the north of the site were zoned R-4 Special Zone previous to 2004.
- The mini-warehouses across the street are zoned M-1 Manufacturing.

### Plans/Policies/Regulations

- There is no current adopted land use plan for this area.
- The R-1 Residential Zone only permits single-family homes.
- The R-4 Special Zone permits single-family homes, duplexes, apartments, and offices.

## Key Findings

- Since the development is reusing the existing structure, the proposal is consistent with the predominant development form of the area.
- The type of activity (office) proposed does not present any clear impacts to the bordering properties.
- The proposal would be an extension of an existing zone.

## Staff Recommendation

Approve.