

PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-102

PC Meeting Date: 09-14-15

Applicant Request

Mandatory Referral: Sewer Easement Abandonment

Property Location:	3100 St Elmo Avenue
Property Owner:	Astir LLC/Collier Construction
Applicant:	Astir LLC/Collier Construction

Project Description

- Proposal: Abandon an existing inactive industrial sewer line and easement for new residential development.

Site Analysis

Site Description

- Location: The sewer lines are located on the west side of St. Elmo Avenue at the intersection with West 31st Street.
- Current Access: St. Elmo Avenue
- Current Land Uses: The site is currently vacant. Various business and office uses are located across St. Elmo Avenue to the east.

Zoning History

- The site is currently zoned R-T/Z Residential Townhouse Zone and UGC Urban General Commercial Zone.
- The site was rezoned from M-1 Manufacturing to R-T/Z Residential Townhouse and UGC Urban General Commercial zones in 2015. (Ordinance #12936).
- Adjacent properties in all directions are zoned M-1 Manufacturing.

Plans/Policies/Regulations

- The South Broad Redevelopment Plan (adopted by City Council in 2003) recommends mixed-use development for this area to include commercial, office, and residential uses with sidewalk connections.

Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area due to its necessity for implementing a mixed-use development on the site.
- New development will be required to install new connections to the existing sewer line in St. Elmo Avenue.

Staff Recommendation

Approve.