

**PLANNING COMMISSION CASE REPORT**

Case Number: 2016-049

PC Meeting Date: 04-11-16

**Applicant Request****Rezone from M-1 Manufacturing Zone to R-1 Residential Zone**

<b>Property Location:</b>	109 Workman Road
<b>Property Owner:</b>	Sonja Y. Benning
<b>Applicant:</b>	Sonja Y. Benning

**Project Description**

- Proposal: Bring existing Single Family Dwelling located on 0.12 acres into compliance within a zone that permits residential use.
- Proposed Access: Entrance on Workman Road.
- Proposed Development Form: Keeping existing single-family dwelling.
- Proposed Density: Approximately 7.78 dwelling units per acre.

**Site Analysis****Site Description**

- Location: The 5,600 square foot site is located on the north side of Workman Street approximately 100 feet from the Workman Street and Fagan Street intersection.
- Current Access: Entrance on Workman Road.
- Current Development form: The area is a mix of small-lot dwellings, multi-story industrial buildings, and vacant lots.
- Current Land Uses: The properties to the north are a mix of single-family and two-family residential uses. The property directly to the east is a single-family residential use, followed by vacant lots and a large manufacturing use across Fagan Street. The property to the south is a metal recycling yard. The property directly to the west is a vacant lot, followed by a commercial store and parking lot, across Dorris Street is a commercial use and car dealership.
- Current Density: Average residential density on the same block is 10.4 dwelling units per acre based on the 12 dwelling units (5 duplex, 2 single-family) on 7 lots.

**Zoning History**

- The site is currently zoned M-1 Manufacturing Zone.
- The property to the north is zoned R-2 Residential Zone. The properties to the east are zoned M-1 Manufacturing Zone and R-3 Residential Zone with a special permit for assisted living facility. The property to the south is zoned M-1 Manufacturing Zone. The property to the west is zoned M-1 Manufacturing Zone.
- There is no R-1 Residential Zone existing within the area.

**Plans/Policies/Regulations**

- The Alton Park Master Plan (adopted by City Council in 2000) recommends Single Family Residential for this site.
- The M-1 Manufacturing Zone permits most types of non-residential uses, but does not permit residential uses.
- The R-1 Residential Zone permits single-family residential lots with a minimum lot size of 7,500 square feet (on sewers) and a minimum frontage width of 60 feet (on sewers).

**Key Findings**

- The proposal is supported by the adopted Land Use Plan for the area which recommends single-family residential for this site.
- The proposed use is consistent with existing residential uses that are adjacent to the property on the north side of Workman Road; however, there are industrial uses which border the property on the south side of Workman Road.

## **PLANNING COMMISSION CASE REPORT**

- The proposal is consistent with the development form of the area based on the single-family and duplex structures on Dorris Street and Fagan Street.
- The proposal is not consistent with the development form on Workman Road based on the neighboring outdoor storage, large truck traffic, and industrial buildings.
- The proposed residential density is compatible with the surrounding densities.
- The proposal would not be an extension of an existing zone.
- The proposal would not set a precedent for future requests as the request follows the Alton Park Master Plan.

### **Staff Recommendation**

Approve