

PLANNING COMMISSION CASE REPORT

Case Number: 2015-016

PC Meeting Date: 02-09-15

Applicant Request**Rezone from R-2 Residential Zone to M-1 Manufacturing Zone**

Property Location:	2847 Calhoun Avenue
Property Owner:	Dawghouse Holdings, LLC
Applicant:	Wesley Johnson Jr.

Project Description

- The request is for a 7,000 square foot portion of a 2-acre site.
- The applicant wishes to build a 3-bay vehicle repair shop/garage on a portion of their property that is currently zoned R-2 Residential.

Site Analysis**Site Description**

- The site is located approximately 275 feet north of the intersection of Calhoun Avenue and East 29th Street, one block west of Rossville Boulevard.
- The site is mostly vacant with a large warehouse approximately 7,500 square feet in size.
- The East 29th Street right-of-way comes to a dead end adjacent to the site on the south. The lot located to the south of the site is currently used to store trailers. A rail line is adjacent to the property on the west side.
- Access: Currently, access to the site is from Calhoun Avenue.
- Land Uses: The Rossville Boulevard area is a mixed-use neighborhood that includes the commercial corridor along Rossville Boulevard, with pockets of residential uses to the west, south and north, including the Clifton Hills community. In close proximity to the site, and to the north and east, are warehouse and office uses.

Zoning History

- The site is currently zoned R-2 Residential.
- Contiguous on all sides, the site is surrounded by other M-1 Manufacturing Zone properties. Most of the M-1 areas were rezoned from R-2 in 1971.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The Rossville Boulevard Community Plan (adopted by City Council November 9, 2004) recommends Heavy Business Mix for this area.
- Calhoun Avenue runs from 28th Street to 42nd Street, with manufacturing and businesses being the primary uses recommended for the area (with the exception of residential pockets between 28th Street and 34th Street.)
- The plan's Heavy Business Mix category supports convenience commercial, neighborhood commercial, regional commercial, office, light industry, warehouse, wholesale, or similar uses.
- The R-2 Residential Zone permits single- and two-family dwellings.

Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area.
- The proposed use is compatible with surrounding uses.
- The proposal is consistent with the development form of the area.
- The square footage of the proposed structure should trigger the landscape ordinance which requires street yard plantings and screening of outdoor storage.
- The proposal would be an extension of an existing zone.

Staff Recommendation

Approve.

PLANNING COMMISSION CASE REPORT

Note: Site design should address truck access and outdoor storage of vehicles in order to buffer these activities from nearby residents that use Calhoun Avenue as a north/south means of travel.