

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number: 2015-002

PC Meeting Date: 01-12-15

Applicant Request

Rezone from R-1 Residential Zone to R2 Residential Zone

Property Location:	4411 13 th Avenue
Property Owner:	Yun Tibbetts
Applicant:	Yun Tibbetts

Project Description

- Convert existing building into a duplex with a parking lot.

Site Analysis

Site Description

- The site currently contains a vacant office building at the corner of east 45th Street and 13th Avenue with a fenced-in parking area to the rear.
- The lot is accessed from East 45th Street.
- The adjacent lot to the north and the lot directly across the street to the east are single-family homes.
- The adjacent lot to the rear is a community park with a WPA drainage ditch crossing diagonally across the center of the lot.
- The two lots across the street to the south feature the Cedar Hill Voting Precinct community building and grounds.

Zoning History

- This property was rezoned from R2 Residential to R1 Residential as a result of the 2004 Rossville Boulevard Community Zoning Study (Ordinance 11680- April 15, 2005).
- There has been no recent zoning activity.

Plans/Policies

- The Rossville Boulevard Community Plan (adopted by City Council 11-9-04) recommends low-density residential, and the site is part of a focus area that highlights a mix of uses with an overall goal of stabilizing “the residential mix that creates the unique character...of East Lake.”
- The plan states that some exceptions can be made for townhouses, patio homes, and two-family dwellings if the density is compatible.
- The Rossville Boulevard Community Zoning Study (Ordinance 11680) rezoned this property to R1 Residential based on the recommendations in the land use plan mentioned above.

Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area.
- Because the site is located on a corner, is an existing commercial structure and is located within a focus area of the Rossville Boulevard Community Plan that calls for a mix of uses, approval of this request does not set a precedent for R-2 rezoning throughout the neighborhood.
- The proposed redevelopment of the existing vacant structure does not significantly impact the site’s compatibility.
- The proposed residential density is compatible with the surrounding densities.
- The proposed use may be considered a less intense use than the historic commercial use of this building.

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- The larger corner lot and location only two blocks away from Dodds Avenue, which includes a mix of commercial uses, makes the site more appropriate for a two-unit dwelling and higher density residential than the current R-1 Residential Zone allows.
- Reuse of a vacant building for housing purposes may be seen as a step forward in the revitalization of the East Lake community.
- The proposed building redevelopment does raise concerns regarding parking and landscaping.
- The transportation infrastructure is adequate to absorb additional on-street parking, if needed.

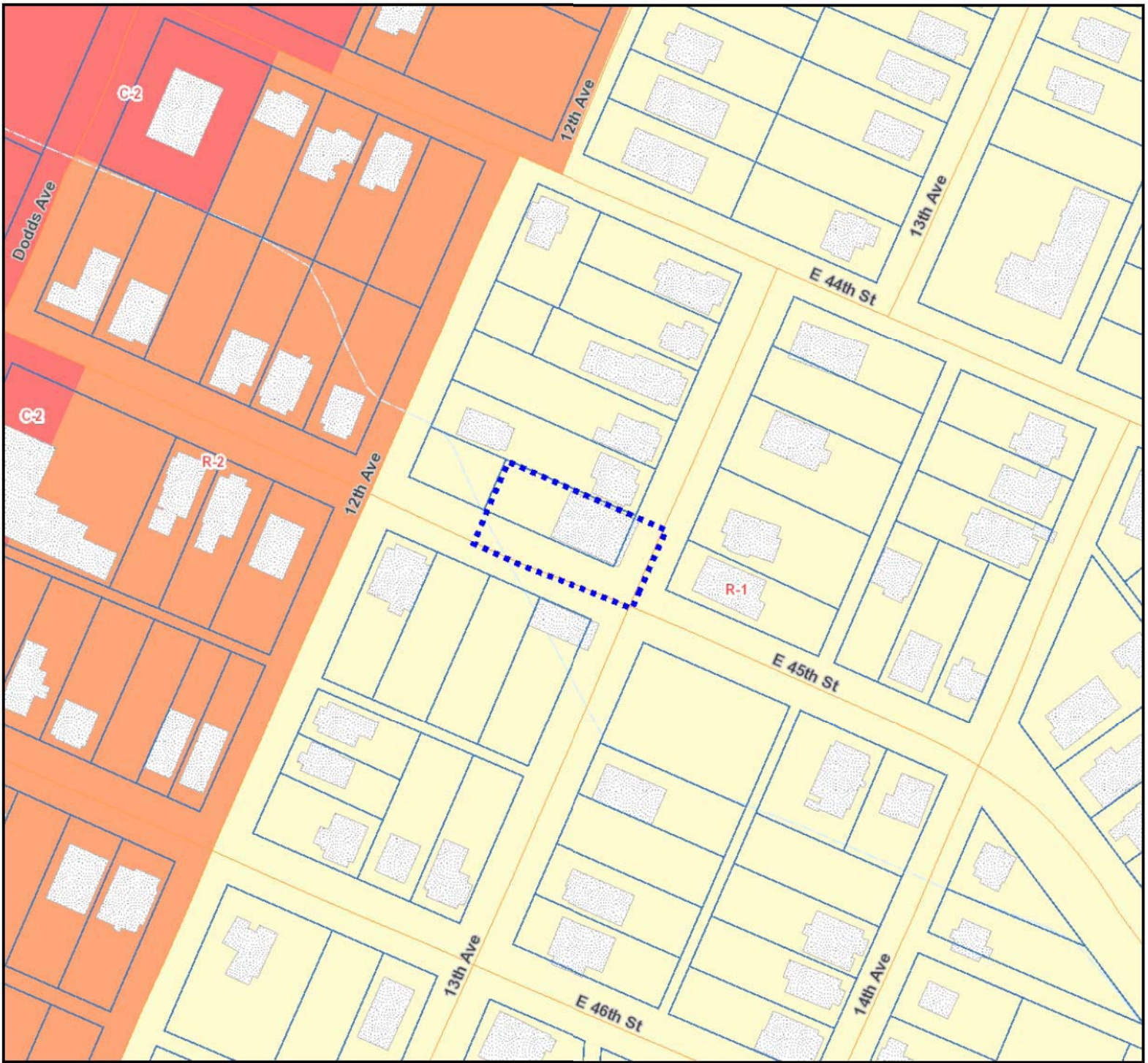
Recommendation

APPROVAL, subject to certain conditions:

1. Parking located to the rear of primary building and accessed from 45th Street only.
2. Retain existing building.
3. Landscaping per the City Ordinance standards to include Streetscape and/or Street edge treatment for parking area and along sidewalks, and to include a "Type C", or similar, buffer to screen the parking area along rear property lines.

Notes

The applicant is strongly encouraged to schedule a pre-submittal meeting through the City's Land Development Office for guidance regarding openings, fire and safety codes and kitchen/bath requirements.



2015-002 Rezoning from R-1 to R-2



123 ft



STOP

13

16