

**PLANNING COMMISSION CASE REPORT**

Case Number: 2015-061

PC Meeting Date: 05-11-15

**Applicant Request****M-1 Manufacturing Zone to R-4 Special Zone**

<b>Property Location:</b>	<b>1103 Crutchfield Street</b>
<b>Property Owner:</b>	<b>James M. Scott/Holy Temple Church of God</b>
<b>Applicant:</b>	<b>Same</b>

**Project Description**

- Proposal: Develop a 38,025 square feet portion of the two-acre church property with a 6,000 square feet adult daycare/nursing home and two apartment buildings with four apartment units in each building, for a total of eight units.
- Proposed Access: The adult daycare/nursing home parking is to be located at the rear of the building and accessed from Bliss Avenue. The parking for the apartments is to be located at the rear of the apartment buildings and accessed from Crutchfield Street.
- Proposed Development Form: All buildings are to be one-story in height and will front Crutchfield Street.
- Proposed Density: Approximately 10 dwelling units per acre.

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

- Location: The 2-acre site is located on the east side of Bliss Avenue between Crutchfield Street and Latta Street approximately 1,000 feet from the Amnicola Highway.
- Current Access: Bliss Avenue
- Current Land Uses: Warehouse, office, and other manufacturing uses are located across Bliss Avenue to the west and Latta Street to the north, and east to the rear of the site. Two single-family homes are also located to the west of the site. Approximately 6 single-family homes are located south of the site across Crutchfield Street. Since the area is surrounded by M-1 zoned properties, staff reviewed the Standard Land Use Codes from the Hamilton County tax assessor to determine if there are any known currently active noxious/heavy industrial uses within 1,000 feet of the site. Staff did not find any documented such uses in proximity to this site. It should also be noted that heavy industrial uses within the M-1 zone must be located a minimum of 1,000 feet of any residential zone.
- Current Density: The average residential density of the single-family neighborhood to the south is approximately 4.4 dwelling units per acre.

**Zoning History**

- The site is currently zoned M-1 Manufacturing.
- All properties within 500 feet to the west, north, and east are zoned M-1 Manufacturing. The adjacent property on the east side of the site is zoned M-2 Light Industrial. The neighborhood to the south is zoned R-1 Residential.
- There has been no recent zoning activity on this site.

**Plans/Policies/Regulations**

- M-1 Manufacturing does not permit residential uses, except for those residences that are legal non-conforming, or "grandfathered."
- A Special Exceptions Permit from the Board of Zoning Appeals is required for day care centers and assisted living facilities or medically assisted living facilities in the R-4 Special Zone.
- There is no current adopted land use plan for this area.

## PLANNING COMMISSION CASE REPORT

### Key Findings

- The proposed use is compatible with surrounding uses, since the area features a mix of residential, institutional and industrial activities
- The proposal is consistent with the development form of the area.
- The proposed residential density is somewhat higher than the surrounding densities.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would be an extension of an existing zone.

### Staff Recommendation

Approve, subject to access to Crutchfield Street limited to one drive, with parking to the rear of the buildings as shown on the proposed site plan.



