

PLANNING COMMISSION CASE REPORT**Case Number: 2016-122****PC Meeting Date: 09-12-16****Applicant Request****Rezone E-RA-2 Residential Attached Zone to E-RD-2 Residential Detached Zone**

Property Location:	104 Baker Street
Property Owner:	Larry D Cooley
Applicant:	Larry D Cooley

Project Description

- Proposal: Request to rezone to a “protected” zone which provides additional buffering requirements for adjacent developments.
- Proposed Access: Baker Street.
- Proposed Development: No new construction, keeping existing single-family detached dwelling.

Site Analysis**Site Description**

- Location: The 5,000 square foot lot is located on the west side of Baker Street approximately 25 feet south of the Jarnigan Avenue and Baker Street intersection.
- Current Access: Baker Street.
- Current Development form: To the west of the site are small lot dwellings and vacant lots. To the west, the topography drops off to Tampa Street. There is only one multi-story building fronting along Tampa Street.
- Current Land Uses: To the east are single-family dwellings. To the west are mixed-use office and commercial buildings.
- Natural Resources: The site, and those west of the site, have steep slopes which slope down to Tampa Street.

Zoning History

- The site is currently zoned E-RA-2 Residential Attached Zone.
- The site was rezoned from C-7 North Shore Commercial/Mixed Use Zone to E-RA-2 Residential Attached Zone in 2016. (Ordinance #13073).
- The properties to the north are zoned E-RA-2 Residential Attached Zone and E-SH-3 Shopfront Zone. The properties to the east are zoned R-2 Residential Zone. The properties to the south are zoned E-RA-2 Residential Attached Zone, E-RD-2 Residential Detached Zone and E-SH-3 Shopfront Zone. The properties to the west are zoned E-SH-3 Shopfront Zone.
- The nearest E-RD-2 Residential Detached Zone (same as the request) is approximately 50 feet to the south.

Plans/Policies/Regulations

- The NorthShore Plan (adopted by City Council in 2007) recommends Medium-Intensity Mixed-Use. Medium-intensity mixed-use is defined as, “... *building footprints smaller than 10,000 square feet, and for buildings of less relative scale than those of the high-intensity form. Development in this classification should be constructed in line with urban design principles. Uses should be oriented towards the pedestrian rather than the automobile; automobile-oriented uses, such as gas stations, restaurants with drive-throughs, and the like, are strongly discouraged. Storefront retail & offices with 2nd floor office or residential uses are encouraged, as is the orientation of pedestrian entries to the primary streets. Parking should be placed to the rear when possible. Zero setbacks are encouraged; maximum building height should not exceed 42 feet, though this maximum may be lower in some areas. This form can be located adjacent to low density residential uses*”
- The E-RA-2 Residential Attached zone is intended to accommodate a mix of single-family, two-family and lower intensity multi-family housing options in a pedestrian-friendly environment

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- The E-RD-2 Residential Detached zone is intended to accommodate single-family detached housing with an attached or detached accessory structure on an individual lot in a pedestrian-friendly environment. This zone is considered a protected zone which grants additional buffering requirements on neighboring zones.
- The Development Policy from the Comprehensive Plan 2030 update (Called the Renewing Our Vision and adopted by Planning Commission in 2016) identifies this site as being in intensity level 1. Level 1 has the least potential for development, or future public services and facilities. However, they have high potential for protecting large natural areas through parks, greenways, working farms and conservation easements.

Key Findings

- The adopted Land Use Plan for the area recommends Medium-Intensity Mixed-Use. The boundary highlighted for Medium-Intensity Mixed-Use includes larger lots west of the site with direct access to the Northshore area. The proposed lot is smaller than most lots with access only on Baker Street.
- The proposed use is consistent with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed residential density is compatible with the surrounding densities.
- The proposal would not be an extension of an existing zone.
- The proposal would continue a precedent for Residential Detached along Baker Street.

Staff Recommendation

Approve