File #:	15-3170
Type:	Zoning Case

	In control:	City Council A Session

On agenda:	6/18/2015
Title:	ZONING CASE # Z2015178 (Council District 2): An Ordinance amending the Zoning District Boundary from "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District to "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District on Lot A-13 and A-14, Block 11, NCB 540 located at 810 North Olive Street. Staff and Zoning Commission recommend Approval.
Sponsors:	
Indexes:	
Code sections:	
Attachments:	1. Z2015-178_Location Map, 2. Z2015178_Zoning Minutes

Date	Ver.	Action By	Action	Result
6/18/2015	1	City Council A Session	Motion to Cont/Post	Pass

DEPARTMENT: Development Services

DEPARTMENT HEAD: Roderick Sanchez

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2015178

SUMMARY:
Current Zoning: "R-5 H AHOD" Residential Single-Family Dignowity Hill Historic Airport Hazard Overlay District

Requested Zoning: "RM-4 H AHOD" Residential Mixed Dignowity Hill Historic Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: May 19, 2015

Case Manager: Logan Sparrow, Planner

Property Owner: Stephen Green

Applicant: Stephen Green

Representative: Betty Green

Location: 810 North Olive Street

Legal Description: Lot A-13 and A-14, Block 11, NCB 540

Total Acreage: 0.5182

Notices Mailed
Owners of Property within 200 feet: 25
Registered Neighborhood Associations within 200 feet: Dignowity Hill Neighborhood Association
Planning Team: Dignowity Hill Planning Team-23
Applicable Agencies: Historic

Property Details
Property History: The subject property is currently zoned "R-5 H" Historic Residential Single-Family. The property was rezoned from the previous "RM-4 H" following the adoption of Ordinance 2012-12-06-0953, dated December 06, 2012.

Topography: None.

Adjacent Base Zoning and Land Uses
Direction: North
Current Base Zoning: "R-5 H" Historic Residential Single-Family
Current Land Uses: Single-Family Dwellings

Direction: East
Current Base Zoning: "R-5 H" Historic Residential Single-Family & "RM-6 H" Historic Residential-Mixed
Current Land Uses: Single-Family Dwellings

Direction: South
Current Base Zoning: "R-5 H" Historic Residential Single-Family
Current Land Uses: Single-Family Dwellings

Direction: West
Current Base Zoning: "RM-4 H" Historic Residential-Mixed
Current Land Uses: Park

Overlay and Special District Information: The subject property and surrounding properties are designated as "H" Dignowity Hill Historic District. The designation provides for a design review process in which exterior modifications and new construction must be reviewed for their appropriateness before a building permit can be issued.

Transportation
Thoroughfare: North Olive Street
Existing Character: Local Street
Proposed Changes: One lane in each direction with sidewalks

Thoroughfare: Burnet Street
Existing Character: Local Street
Proposed Changes: One lane in each direction with sidewalks

Public Transit: VIA bus route 22 operates at the North Olive Street and Nolan Street intersection south of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Any proposed development will have to comply with the parking standards outlines in the Unified Development Code. Each residential unit must have a minimum of one parking space per unit.

ISSUE:
None.

ALTERNATIVES:
Denial of the request zone change will result in the subject property retaining its current "R-5 H" Historic Residential Single-Family base zoning district.

FISCAL IMPACT:
None.

RECOMMENDATION:
Staff Analysis and Recommendation: Staff and Zoning Commission (8-0) recommend Approval.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:
The subject property is located within the Dignowity Hill Future Land Use Plan and is currently designated as Low-Density Residential in the future land use component of the plan. The requested "RM-4 H" Historic Residential-Mixed base zoning district is consistent with the adopted future land use plan.

2. Adverse Impacts on Neighboring Lands:
Staff has not found evidence of likely adverse impacts on neighboring lands in relation to this zone change request. The proposed use is consistent with the established development pattern of the surrounding area.

3. Suitability as Presently Zoned:
The current "R-5" Residential Single-Family base zoning district is also appropriate for the surrounding area.

4. Health, Safety and Welfare:
Staff has not found any indication of likely adverse effects on the public health, safety, or welfare.

5. Public Policy:
As the request is consistent with the Dignowity Hill Future Land Use Plan, staff finds that the requested zone change request does not appear to be in conflict with any public policy objective.

6. Size of Tract:
The 0.5182 acre parcel of land is of sufficient size for the proposed development.

7. Other Factors:

None.