



## Legislation Text

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**File #:** REZ2017-06004, **Version:** 1

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### **SUBJECT/RECOMMENDATION:**

Approve a Zoning Atlas Amendment from the Office (O) District to the Low Medium Density Residential (LMDR) District for 3108 Downing Street; and pass Ordinance 9073-17 on first reading. (REZ2017-06004)

### **SUMMARY:**

This Zoning Atlas amendment application involves a 0.42-acre portion of a 0.466-acre parcel located on the northeast corner of South McMullen Booth Road and Downing Street. The parcel is owned by Michael A. Ciaramello and is currently occupied by a single family house. The applicant is requesting to rezone a portion of the subject property from the Office (O) District to the Low Medium Density Residential (LMDR) District. The applicant has submitted a Future Land Use Map amendment (LUP2017-06003) which is being processed concurrently with this case.

In 2004, three platted lots (Lots 1, 2, and 3) inclusive of the proposed amendment area were annexed into the City. At that time Lots 1 and 2 were designated as Office (O) and Lot 3 was designated Low Medium Density Residential (LMDR) on the City's Zoning Atlas. In 2005 Lot 3, excluding the western fourteen feet, was sold. The 0.466-acre parcel (now Lots 1, 2 and the west fourteen feet of Lot 3) continues to have two zoning designations; therefore an amendment is required to establish a single zoning district across the parcel.

The proposed Low Medium Density Residential (LMDR) District will allow the site to remain residential. The Low Medium Density Residential (LMDR) District is consistent with the surrounding zoning districts that exist in the vicinity of the subject property.

The Planning & Development Department has determined that the proposed Zoning Atlas amendment is consistent with the Community Development Code as specified below:

- The proposed amendment is consistent with the Comprehensive Plan and the Community Development Code.
- The proposed amendment is compatible with the surrounding property and character of the neighborhood.
- The available uses in the Low Medium Density Residential (LMDR) District are compatible with the surrounding area.
- The proposed amendment will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonably or disproportionate manner.
- The proposed Low Medium Density Residential (LMDR) District boundary is appropriately drawn in regard to location and classification of streets, ownership lines, existing improvements, and the natural environment.

The Community Development Board will review this application at its October 17, 2017 public hearing and make a recommendation to the Council. The Planning and Development Department will report the recommendation at the City Council meeting.

**APPROPRIATION CODE AND AMOUNT: N/A**

**USE OF RESERVE FUNDS: N/A**