

4. **2005SP-178U-11**
Map 119-01, Parcel 026
Subarea 11 (1999)
District 16 - Amanda McClendon

A request to change from RS5 to SP zoning property located at 106 Glenrose Avenue, approximately 185 feet east of Foster Avenue (0.24 acres), to permit a building/contractor supply use, office use, and/or residential use requested by Magdalena Samuchin, owner.

Staff Recommendation - Approve with conditions

APPLICANT REQUEST - Rezone approximately 0.24 acres from single-family residential (RS5) to Specific Plan (SP) district property located at 106 Glenrose Avenue.

Existing Zoning

RS5 district - RS5 requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre.

Proposed Zoning

SP district -Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of buildings to streets, to provide the ability to implement the specific details of the General Plan.

- The SP District is a new base zoning district, not an overlay. It will be labeled on zoning maps as “SP.”
- The SP District is not subject to the traditional zoning districts’ development standards. Instead, urban design elements are determined **for the specific development** and are written into the zone change ordinance, which becomes law.
- Use of SP **does not** relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP **does not** relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

SUBAREA 11COMMUNITY PLAN

Mixed Use (NG)- MU policy is intended to encourage an integrated, diverse blend of compatible land uses ensuring unique opportunities for living, working, and shopping. Predominant uses include residential, commercial, recreational, cultural, and community facilities. Commercial uses appropriate to MU areas include offices and community, neighborhood, and convenience scale activities. Residential densities are comparable to medium, medium-high, or high density. An accompanying Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Policy Conflict - The request to use the property for a live/work unit is consistent with the mixed-use policy.

Plan Details - Since the proposal is for a small, single lot, no plan is being required by planning, but will be subject to the following conditions:

1. The only permitted uses are Office, Building Contractor Supply, and Residential (single-family or live work). There shall be no car lots, automotive repair, fast food, or bar/nightclub permitted.
2. The existing structure is to remain.
3. No more than 1,000 sq. ft. of additional floor area is allowed. Any addition must be located within the rear yard, behind the existing structure, and can be attached or detached.
4. All new development must meet the Metro Stormwater Regulations.

5. Any form of outside storage is prohibited.
6. No additional access to Glenrose Avenue is allowed.
7. Parking is only allowed within the side and rear yard.
8. A "B-5" class buffer yard is required along the western property line.
9. Setbacks are as follows from the property line:
 - Front: 20 feet
 - Rear: 15 feet
 - East: None
 - West: 5 feet
10. No razor wire fence shall be permitted.
11. For any development standards, regulations and requirements not specifically listed above, the property shall be subject to the standards, regulations and requirements of the MUN zoning district.

FIRE MARSHAL-Fire Marshal has indicated there are no issues with this plan.

RECENT REZONINGS - The adjacent property to the east is proposed for CS and a PUD. The Planning Commission recommended disapproval of this in 2005. The Metro Council has not taken action on Third Reading as of this staff report.

STORMWATER RECOMMENDATION -Any development must meet all Stormwater Regulations.
PUBLIC WORKS RECOMMENDATION - Access study may be required at development.

Typical Uses in Existing Zoning District: RS5

Land Use (ITE Code)	Acres	Density	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-family detached (210)	0.24	--	2	20	2	3

Typical Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR	Total Floor Area	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Building Contractor Supply (812)	0.24	--	1,200	161	12	11

Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--	0.24			141	10	8

CONDITIONS

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Approved with conditions, (7-0) *Consent Agenda*

Resolution No. RS2006-007

“BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-178U-11 is **APPROVED WITH CONDITIONS. (7-0)**

Conditions of Approval:

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The proposed SP district and associated conditions are consistent with Subarea 11’s Mixed Use policy that is for a diverse blend of compatible land uses ensuring unique opportunities for living, working and shopping.”