

CASE NO: Z2005028

Staff and Zoning Commission Recommendation - City Council

Date: March 10, 2005

Zoning Commission Meeting Date: February 15, 2005

Council District: 1

Ferguson Map: 616 E1

Appeal: No

Applicant:	Owner:
Virginia K.Hill	Virginia K.Hill

Zoning Request: From RM-4 Residential Mixed District to RM-4 IDZ Residential Mixed District Infill Development Zone

East 18.53 feet of south 85 feet of Lot 3 and the west 18.53 feet of south 85 feet of Lot 4

Property Location: 513 East Ashby Place

Close to the intersection of Ashby Place and Gillespie

Proposal: To rehabilitate a fourplex.

Neighborhood Association: Tobin Hill Neighborhood Association, Tobin Hill Residents Association

Neighborhood Plan: Tobin Hill Neighborhood Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

The Tobin Hill Neighborhood Plan shall be used for a guide in decision making and does not require a finding of consistency by the Zoning Commission pursuant to the UDC. The subject property is in the Plan's Housing Protection Zone, which states the housing stock should be retained and vacant lots filled with relocated Pre World War II structures. New structures should reflect the scale, materials, and design of existing neighboring structures. The Housing Redevelopment Zone is where the medium to high density housing should occur.

Approval.

A fourplex is currently under renovation on the subject property. The applicant is requesting the IDZ Infill Development Zone overlay in order to take advantage of the flexible parking requirements. The preliminary site plan proposes three parking spaces in order to protect three trees on the property. However, the current development does meet the requirements of the UDC including the parking and has been issued the appropriate permits.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Robin Stover 207-7945

VOTE

FOR	8
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005028

ZONING CASE NO. Z2005028 – February 15, 2005

Applicant: Virginia K. Hill

Zoning Request: "RM-4" Residential Mixed District to "RM-4" "IDZ" Residential Mixed District Infill Development Zone.

Luciano Guerra, III, 514 Cavalier Ave., representing the owner, stated the purpose of this zoning change is to allow rehabilitation of a fourplex on the subject property. He stated this structure was originally built in 1938 and has been a quadplex since 1940. He stated the structure was dilapidated and has been rehabilitated. He stated they would like to retain "RM-4" zoning designation and would like to request "IDZ" zoning designation. He stated this would reduce the amount of parking required and allow for a more smart growth conducive inner city area. He further stated allowing three parking spaces give the property better aesthetics and helps retain the historic character.

Staff stated there were 30 notices mailed out to the surrounding property owners, 0 returned in opposition and 6 returned in favor and no response from Tobin Hill Neighborhood Association. Tobin Hill Residents Association is in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Kissling and seconded by Commissioner Dixon to recommend approval.

1. Property is located on 0.07 acres out of NCB 2994 at 513 East Ashby Place.
2. There were 30 notices mailed, 0 returned in opposition and 6 in favor.
3. Staff recommends approval.

AYES: Martinez, Robbins, Kissling, Dutmer, Dixon, Sherrill, McAden, Avila

NAYS: None

THE MOTION CARRIED

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.