

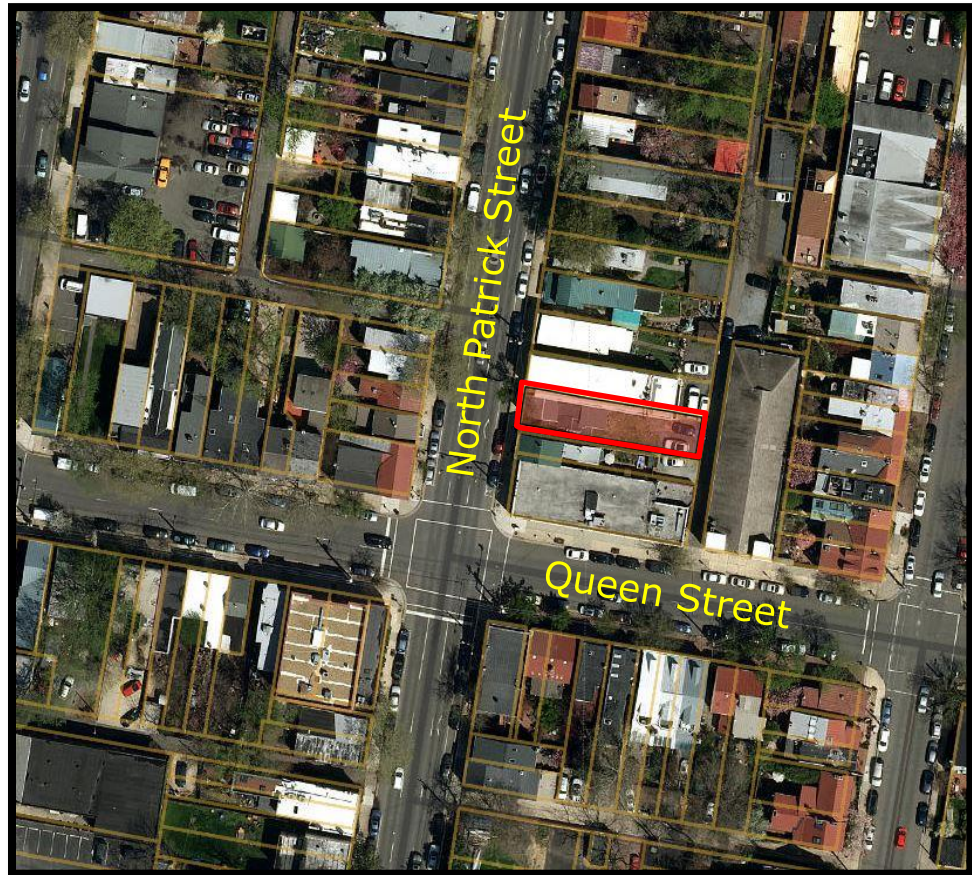


MPA #2018-0009
REZ #2018-0004
309 North Patrick Street

City Council Meeting
November 17, 2018

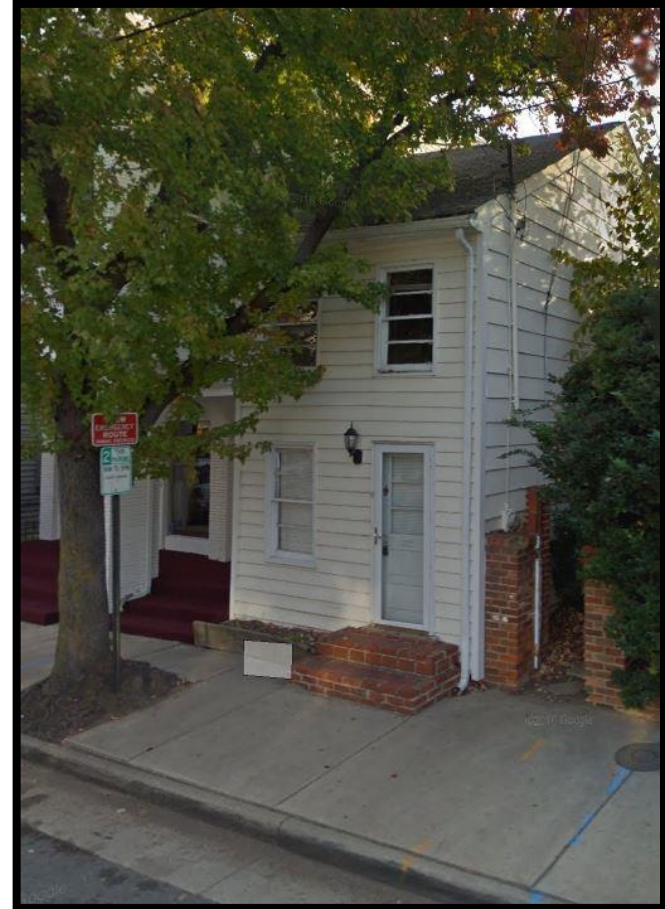
Site Location

- Parker-Gray Historic District
- Surrounded by residential uses the south, east, and west.
- Commercially zoned funeral home to the north.



Property History

- Developed with a late 1800s frame building; originally used as residential.
- House was condemned by the city in 1998 and vacant for several years.
- Property rezoned in 1999 (REZ #99-0008) to allow the home to convert to an office for the neighboring funeral home.
- Proffer approved with Rezoning also permits residential uses in accordance with CL zone development standards.

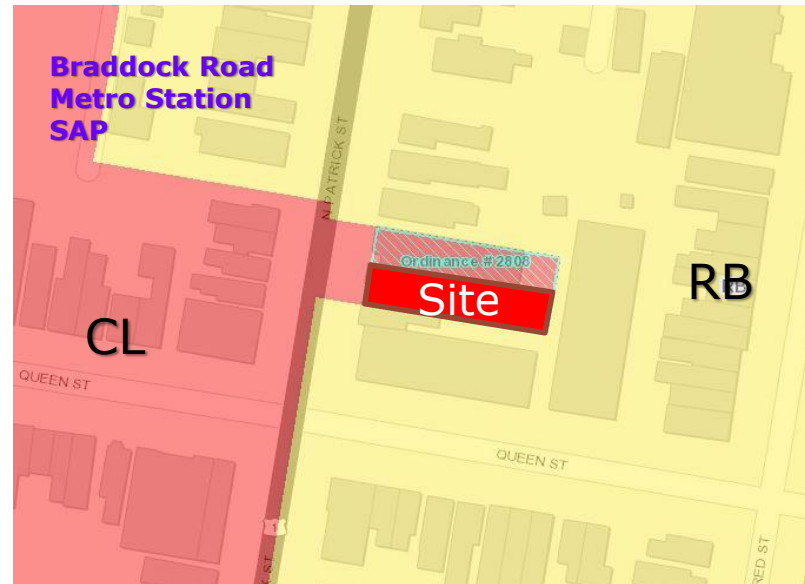


Proposal:

Rezoning + Master Plan Amendment

Request is to convert the existing structure to a residential use in compliance with zoning ordinance development requirements and Small Area Plan use designation.

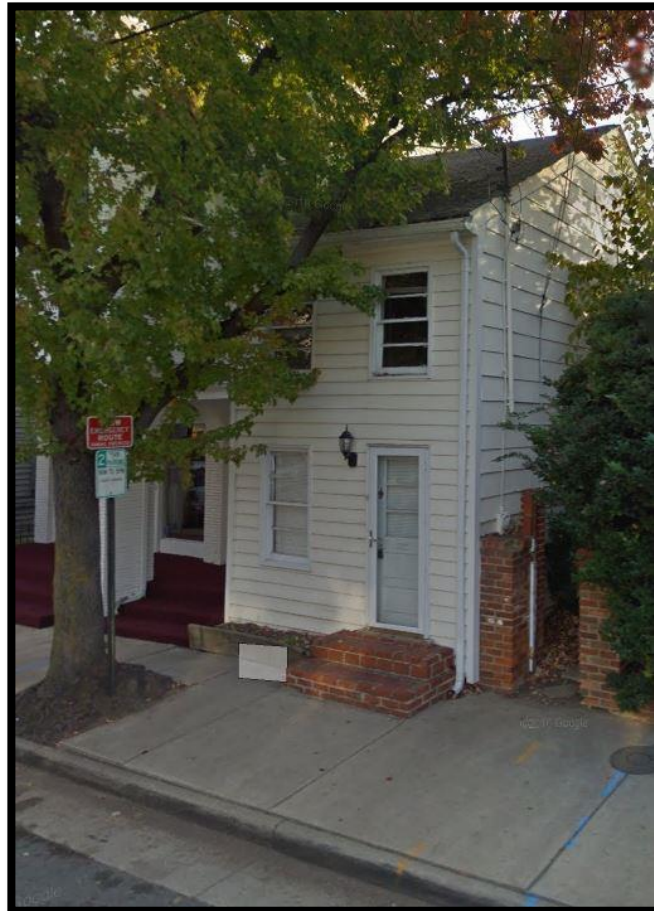
- To rezone the property from CL (with proffer) to RB.
- Change the land use designation in the Master Plan from CL/Commercial Low to RM/Residential Medium.



Existing Zoning and SAP Designations

Conclusion

Planning Commission Recommends APPROVAL.





Zoning: CL/with Proffer and RB

- Approved Proffer: *The property shall be used only as an office in connection with the adjacent funeral home at 311 North Patrick Street, and for residential uses as permitted under the CL, commercial low zone.*

Table 1: Zoning Information

Property Address:	309 North Patrick Street		
Total Site Area:	2,975 square feet (.07 acres)		
Current Zone:	CL; Commercial low zone (with proffer)		
Proposed Zone:	RB; Townhouse zone		
Current Use:	Office for adjacent funeral home		
Proposed Use:	Townhouse		
	Existing	Permitted / Required (CL)	Permitted/Required (RB)
FAR	0.49	0.75	0.75
Front Yard setback	0	20	Front building line
Side Yard setback	8	1:3 setback ratio (min 8 feet)	5 feet
Rear yard setback	63	1:1 setback ratio (min 8 feet)	1:1 setback ratio (min 8 feet)
Parking	2 spaces	2 spaces	2 spaces
Open Space	841 SF (28%)	1190 SF (40% of lot area)	800 SF