CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number:	1-C-04-PA	**Related File Number:**	
Application Filed:	12/2/2003	**Date of Revision:**	
Applicant:	DAVID DUGGER		
Owner:			

PROPERTY INFORMATION

General Location: Northeast side Wilder Place, east of Saxton Ave., north of Dandridge Ave.

Other Parcel Info.:

Tax ID Number: 95 C L 024   **Jurisdiction:** City

Size of Tract: 0.23 acres

Accessibility: Access is via Wilder Place, a local street with 100' of right of way and 30' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Combine with adjoining commercial development   **Density:**

Sector Plan: East City   **Sector Plan Designation:** Low Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The corner of Wilder Place and Brooks Ave., directly south of this site, is developed with commercial uses under C-3 zoning. The rest of the surrounding area is developed with residential uses under R-1 zoning.

ADDRESS/RIGHT-OF-WAY INFORMATION *(where applicable)*

Street: 1000 Wilder Pl

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION *(where applicable)*

Current Zoning: R-1 (Single Family Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone: Yes, extension of GC from the south.

History of Zoning: None noted

PLAN INFORMATION *(where applicable)*

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: GC (General Commercial)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: **No. of Lots Approved:**   0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.):   APPROVE GC (General Commercial) One Year Plan designation.

Staff Recomm. (Full):   GC is a logical extension of the One Year Plan designation from the south.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL
1. The applicant is proposing to combine this parcel with the adjacent commercially developed parcel to the south.
2. GC is a logical extension of the One Year Plan designation from the south.
3. The property is located directly across from Saxton Ave.'s intersection with Wilder Place, so this proposal does not place a new commercial use directly facing a residential use. Commercial uses should not extend any further to the north at this time.

THE EFFECTS OF THE PROPOSAL
1. Public water and sewer utilities are available to serve this site.
2. There will be no impact on schools and minimal impact on streets.
3. The recommended GC designation will have minimal impact on adjacent properties, since the subject property is being added to a much larger lot, containing an established commercial business.
4. A GC plan designation would allow the applicant to request commercial zoning on the property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
1. The East City Sector Plan proposes low density residential use of this site, but the request is a logical extension of commercial designation, zoning and use from the south.
2. With the recommended One Year Plan amendment to GC, the applicant could request a rezoning to a commercial zoning district.
2. Staff would not be likely to support any future requests for commercial plan designations north of this property at this time. There may be future requests for commercial to the west and south, around the intersection of Wilder Place with Dandridge Ave. and Brooks Ave.

MPC Action: Approved   **MPC Meeting Date:** 1/8/2004

Details of MPC action:

Summary of MPC action: APPROVE GC (General Commercial)

Date of MPC Approval: 1/8/2004   **Date of Denial:**   **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐   **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: City Council

Date of Legislative Action: 2/3/2004   **Date of Legislative Action, Second Reading:** 2/17/2003

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Approved   **Disposition of Case, Second Reading:**   Approved

If "Other":   **If "Other":**

Amendments:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: