

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT



File Number: 4-G-18-SP                      Related File Number:  
Application Filed: 2/23/2018              Date of Revision:  
Applicant: WARD LAND SURVEYING, LLC

## PROPERTY INFORMATION

General Location: West side Unaka St., north side Logan Ave.  
Other Parcel Info.:  
Tax ID Number: 94 K V 013                      Jurisdiction: City  
Size of Tract: 8100 square feet  
Accessibility: Access is via Logan Ave., a local street with 13' of pavement width within 65' of right-of-way or Unaka St., a local street with 19' of pavement width within 50' of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot  
Surrounding Land Use:  
Proposed Use: Mixed uses                      Density:  
Sector Plan: Central City                      Sector Plan Designation: MU-SD (MU-CC14)  
Growth Policy Plan: Urban Growth Area (Inside City Limits)  
Neighborhood Context: This area is developed with a mix of office, commercial and light industrial uses under O-1, C-3, C-4 and I-2 zoning.

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

Street: 603 Unaka St  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone: No  
History of Zoning: None noted

## PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District) (MU-CC14)  
Requested Plan Category: MU-UC (Mixed Use Urban Corridor)

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

## **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Marc Payne

Staff Recomm. (Abbr.):

DENY the requested MU-UC (Mixed Use Urban Corridor) sector plan designation.

Staff Recomm. (Full):

There is no justification to amend the sector plan at this location. The MU-UC designation is for properties fronting on or associated with Western Ave. to the north. This site is a stand-alone site located on two substandard streets that should be maintained as part of the existing mixed use special district. See attached except from sector plan with description of the MU-SD (MU-CC14). This district recommends light industrial, office and general commercial uses only. The proposed use for this site is for residential.

Comments:

The applicant is seeking a change to the sector plan to MU-UC, which allows consideration of residential uses. The intent is to propose residential uses under the existing C-3 zoning, which requires use on review approval by MPC. However, the plan for the area does not propose residential uses for this site, so MPC staff would not accept a residential plan for use on review approval unless the plan supports it.

SECTOR PLAN REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

No known improvements have been made in the vicinity of this site. The zoning and development pattern for this area is well established and appropriate as is.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The Central City Sector Plan appropriately designates this site within a MU-SD (MU-CC14), which allows office, general commercial or light industrial uses, consistent with the current C-3 zoning. This site is not appropriate to be redesignated on the plan for residential uses, regardless of the proposed land use designation.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

There has been no change in public policy that warrants the requested amendment to the sector plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

No new information has become available that would reveal the need for a plan amendment at this particular location.

Action:

Denied

Meeting Date: 4/12/2018

Details of Action:

Summary of Action:

DENY the requested MU-UC (Mixed Use Urban Corridor) sector plan designation.

Date of Approval:

Date of Denial: 4/12/2018

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**