

Owner: Willmark Homes, LLC
Applicant: Mark Caruthers
Location: 109 N. Palm Street
Area: 0.16 Acre
Request: Rezone from O-3 to R-3
Purpose: To construct a new single family residence.
Existing Use: Single family residential

SURROUNDING LAND USE AND ZONING

North – Single family residences; zoned R-3

South – Single family residences; zoned O-3

East – Single family residences and office uses; zoned R-3, O-3 and C-1

West – Single family residences and office use; zoned R-3 and O-3

A. PUBLIC WORKS COMMENTS:

No Comments.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a CATA bus route. Bus Route #5 (West Markham Route) runs along West Markham Street to the south and Route #8 (Rodney Parham Route) runs along Lee Avenue to the north.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Hillcrest Residents Association were notified of the public hearing.

D. LAND USE ELEMENT:

This request is located in the Heights/Hillcrest Planning District. The Land Use Plan shows Office (O) for this property. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The applicant has applied for a rezoning from O-3 (General Office District) to R-2 (Single Family District) to allow for the development of a single-family house on this residentially platted parcel. This is the last parcel (furthest from Markham) with the Office designation to the north is all Residential Low Density. This is the boundary line between two categories and this slight variation to the south should not be considered to be in conflict with the Land Use Plan which is intended to be general in nature. The site is within the Hillcrest Design Overlay District.

Master Street Plan:

Palm Street is a Local Street on the Master Street Plan. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

There are no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

Willmark Homes, LLC, owner of the 0.16 acre property located at 109 N. Palm Street, is requesting to rezone the property from "O-3" General Office District to "R-3" Single Family District. The property is located on the east side of N. Palm Street, approximate 100 feet north of West Markham Street. The rezoning is proposed to allow the construction of a new single family residence.

The property is comprised of one (1) platted lot. A small residential structure is located at the northeast corner of the lot, with a small accessory building at the southeast corner. There is a concrete drive from N. Palm Street, with gravel parking within the west half of the property.

Single family residences, zoned R-3, are located north, east and west of the subject property. There are two (2) single family homes, zoned O-3, immediately to the south. Office/institutional-type uses are located across West Markham Street to the south. Office and commercial uses are located to the southwest and southeast, along the north side of West Markham Street.

The City's Future Land Use Plan designates this property as Office. Given the fact that the land use plan is general in nature and the property immediately north is designated as Residential Low Density, the requested R-3 zoning will not require an amendment to the plan.

Staff is supportive of the requested R-3 rezoning. Staff views the request as reasonable. The property is comprised of only one (1) platted single family size lot. There are single family homes located along all sides of the subject property. The rezoning of this lot to allow construction of a new single family residence will be consistent with the existing zoning pattern for this neighborhood. Staff believes rezoning this property to R-3 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-3 rezoning.

PLANNING COMMISSION ACTION:

(AUGUST 13, 2015)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval. There was no further discussion. The item was placed on the consent agenda and approved. The vote was 9 ayes, 0 noes and 2 absent.