

REQUEST:

Rezoning from Residential Single Family/Low Medium Density District (RS-8) to Community Facility – House of Worship (CF-H)

Case Number	2Z13
Applicant	Saint John United Methodist Church
General Location	1509 and 1513 NW 5 Street
Property Size	10,210 SF (0.234 acres)
Zoning	Residential Single Family/Low Medium (RS-8)
Existing Use	Vacant
Proposed Use	Parking
Future Land Use Designation	Northwest Regional Activity Center (NW RAC)
Applicable ULDR Sections	Sec. 47-24.4 Rezoning Criteria
Project Planner	Yvonne Redding, Planner II

PROJECT DESCRIPTION:

The applicant is requesting to rezone two lots, totaling approximately 10,210 square feet, located on the north side of NW 5th Street and east of NW 15 Avenue from Residential Single Family (RS-8) to Community Facility-House of Worship (CF-H). The intent behind the rezoning is to permit a grass parking area serving the existing house of worship, located immediately to the south of the proposed parking lots. The applicant is proposing grass parking with minimum pavement for the drive aisle. Property location and survey is included in the plan sets.

REVIEW CRITERIA:

As per ULDR Section 47-24.4.D, an application for a rezoning shall be reviewed in accordance with the following criteria:

1. The zoning district proposed is consistent with the City's comprehensive plan.

The site is designated NW RAC on the City's Future Land Use Map. The proposed rezoning is consistent with the City's Comprehensive Plan in that the proposed parking uses are permitted in this land use category.

2. Substantial changes in the character of development in or near the area under consideration supports the proposed zoning.

This site is currently vacant. The proposed CF-H zoning district is intended to be restricted to parking only and serves as a buffer between the existing residential and the existing CF-H area. The proposed rezoning would not represent a substantial change to the character of the surrounding area.

3. The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.

The surrounding properties to the north, east, and west have a zoning classification of Residential Single Family (RS-8). The properties to the south have a zoning classification of Community Facilities-House of Worship (CF-H) and all properties have a NW RAC land use designation. The zoning change would allow the applicant to provide grass parking as a low intense use within a residential area in a manner that is compatible with the residential character of the area.

COMPREHENSIVE PLAN CONSISTENCY:

The site is designated NW RAC on the City's Future Land Use Map. The proposed rezoning is consistent with the City's Comprehensive Plan in that the proposed parking uses are permitted in this land use category.

STAFF FINDINGS:

Staff recommends the Board approve this request consistent with:

ULDR Section Sec. 47-24.4 Rezoning Criteria

PLANNING & ZONING BOARD REVIEW OPTIONS:

If the Planning and Zoning Board determines that the application meets the criteria as provided in this section, the Planning and Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented to by the applicant.

If the Planning and Zoning Board determines that the application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Planning and Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with Section 47-26B, Appeals.