
ORDINANCE NO. O-2223-28

ITEM NO. 4

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Plant Life, LLC
REQUESTED ACTION	Rezoning to C-2, General Commercial District
EXISTING ZONING	R-1, Single Family Dwelling District
SURROUNDING ZONING	North: C-2, General Commercial District East: R-1, Single Family Dwelling District South: R-1, Single Family Dwelling District West: R-1, Single Family Dwelling District
LOCATION	2516 Briggs Street
WARD	2
CORE AREA	No
AREA/SF	20,000 square feet, more or less
PURPOSE	Allow for a storage building
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Vacant East: Single-family residential South: Vacant West: Vacant
LAND USE PLAN DESIGNATION	Commercial – Special Planning Area 1
GROWTH AREA DESIGNATION	Current Urban Service Area

PROJECT OVERVIEW: The applicant is requesting a rezoning from R-1, Single Family Dwelling District, to C-2, General Commercial District, for property located at 2516 Briggs Street. The applicant is proposing a private storage building to store landscaping equipment for his landscaping business. In 1963, City Council adopted Ordinance No. 1514 placing this property in the R-1, Single Family Dwelling District. The property is currently vacant.

PROCEDURAL REQUIREMENTS:

GREENBELT MEETING: GB 23-03, March 21, 2023

This item was placed on the consent docket for the Greenbelt Commission. No comments were made to be forwarded to Planning Commission.

PRE-DEVELOPMENT MEETING: PD 23-06, March 23, 2023

No neighbors attended the meeting.

ZONING ORDINANCE CITATION: CHAPTER 36-525 – C-2, GENERAL COMMERCIAL DISTRICT

General Description. This commercial district is intended for the conduct of personal and business services and the general retail business of the community. Persons living in the community and in the surrounding trade territory require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

NORMAN 2025 PLAN CITATION: SPECIAL PLANNING AREAS 1 AND 2

Existing Conditions. Special Planning Areas 1 and 2 are situated on the west side of 24th Avenue SW, between Briggs Street and State Highway 9 and directly east of and adjacent to Interstate 35. Both of these areas are primarily residential in nature but have been surrounded over time by an assortment of commercial activities. Most of the remaining residential structures date back several decades. Access to these areas is limited to 24th Avenue SW. Although the predominate zoning in both of these areas remains R-1 (single family residential), actual existing land uses include a mixture of commercial (including landscaping/nurseries, auto and small engine repair, retail and services). Many of the homes in this area are on small lots, while a number of homes in both areas are located on very large lots.

Although sanitary sewer is in close proximity for some, most of the residential properties are on individual septic systems. The continued expansion and construction of Interstate 35 and the continuing intrusion of commercial uses into the area are creating a less than desirable residential environment in this area.

Proposed Land Uses. All of these areas are projected to become commercial per the SPA 1 on the NORMAN 2025. Provision for this use is recommended if certain conditions are met.

NORMAN 2025 Required Development Conditions.

1. Consolidation of properties into unified ownership for each area prior to its redevelopment.
2. Provision of a master redevelopment plan prior to any rezoning or platting.
3. Provision of all city services and infrastructure adequate to accommodate full buildout.

STAFF ANALYSIS: The site is currently zoned R-1, Single Family Dwelling District, and the applicant is proposing to rezone to C-2, General Commercial District. The general area contains residential, commercial, and industrial uses with vacant parcels intermixed. Notable businesses in the area include Locke Supply Company, Morningstar Storage, and Spartan Pool & Patio.

The applicant's proposal is to build a private storage building for his landscaping business equipment. The applicant will comply with all City requirements, including exterior appearance and landscaping requirements. In addition, the applicant will maintain a fence to screen from adjacent lots zoned for single-family development per City screening requirements. All equipment and materials will be stored in the proposed building and not outside per the C-2, General Commercial District, zoning requirements.

ACCESS/PARKING: Non-residential properties in the City do not have minimum parking requirements. The applicant proposes a 30' by 45' pad for parking, with access off Briggs Street. No sidewalks exist adjacent to the property or are proposed as part of this proposal. The applicant seeks exemptions from the requirements of a sidewalk and curb and gutter paving.

SITE PLAN: A 50' by 65' storage building is proposed on the northeastern portion of the lot. The building will observe a 5' side yard setback to the east and a 30' front yard setback to the north. A 30' by 45' pad is proposed for off-street parking to the north of the proposed building. Screening will be required along portions of the property that are adjacent to lots zoned for single-family development.

EXISTING ZONING: The subject property is currently zoned R-1, Single Family Dwelling District.

ALTERNATIVES/ISSUES:

IMPACTS: The properties directly north of the subject parcel are zoned C-2, General Commercial District, including vacant and commercial uses. Adjacent to the property and directly south is a vacant lot zoned R-1, Single Family Dwelling District. Directly east of the property are single-family homes located on Briggs Street – all zoned R-1, Single Family Dwelling District. Other non-residential properties on 24th Avenue S.W. and Briggs Street are currently zoned C-2, General Commercial District, PUD, Planned Unit Development (O-9798-28), or I-1, Light Industrial District.

This property's NORMAN 2025 Land Use Plan designation is currently Commercial, within Special Planning Area 1 (SPA-1). As cited above, SPA-1 requires the unified ownership of all parcels within the Special Planning Area prior to redevelopment. The applicant seeks to remove the subject property from Special Planning Area 1 to allow for the proposed storage building. Surrounding properties, including those zoned R-1, Single Family Dwelling District, are designated as Commercial on the NORMAN 2025 Plan. Those parcels directly to the east, west, and south are also within SPA-1.

OTHER AGENCY COMMENTS:

FIRE DEPARTMENT: No comments.

PUBLIC WORKS/ENGINEERING: There is no sanitary sewer to serve the property. The applicant will be required to go through ODEQ for a private system. The applicant intends to

go through the Short Form Plat process. The applicant seeks exemptions through City Council from the requirements of a sidewalk and curb and gutter paving.

TRAFFIC ENGINEER: No comments.

UTILITIES: No comments.

CONCLUSION: Staff forwards this request for rezoning from R-1, Single Family Dwelling District to C-2, General Commercial District as Ordinance No. 2223-28 for consideration by the Planning Commission and a recommendation to City Council.