

Rezoning: SF-3-PD to O-1

Case: FY-20-36-ZC

Applicant: St James Masonic Lodge

Address: 306 S 12th St

Planning and Zoning Commission

City Council First Reading

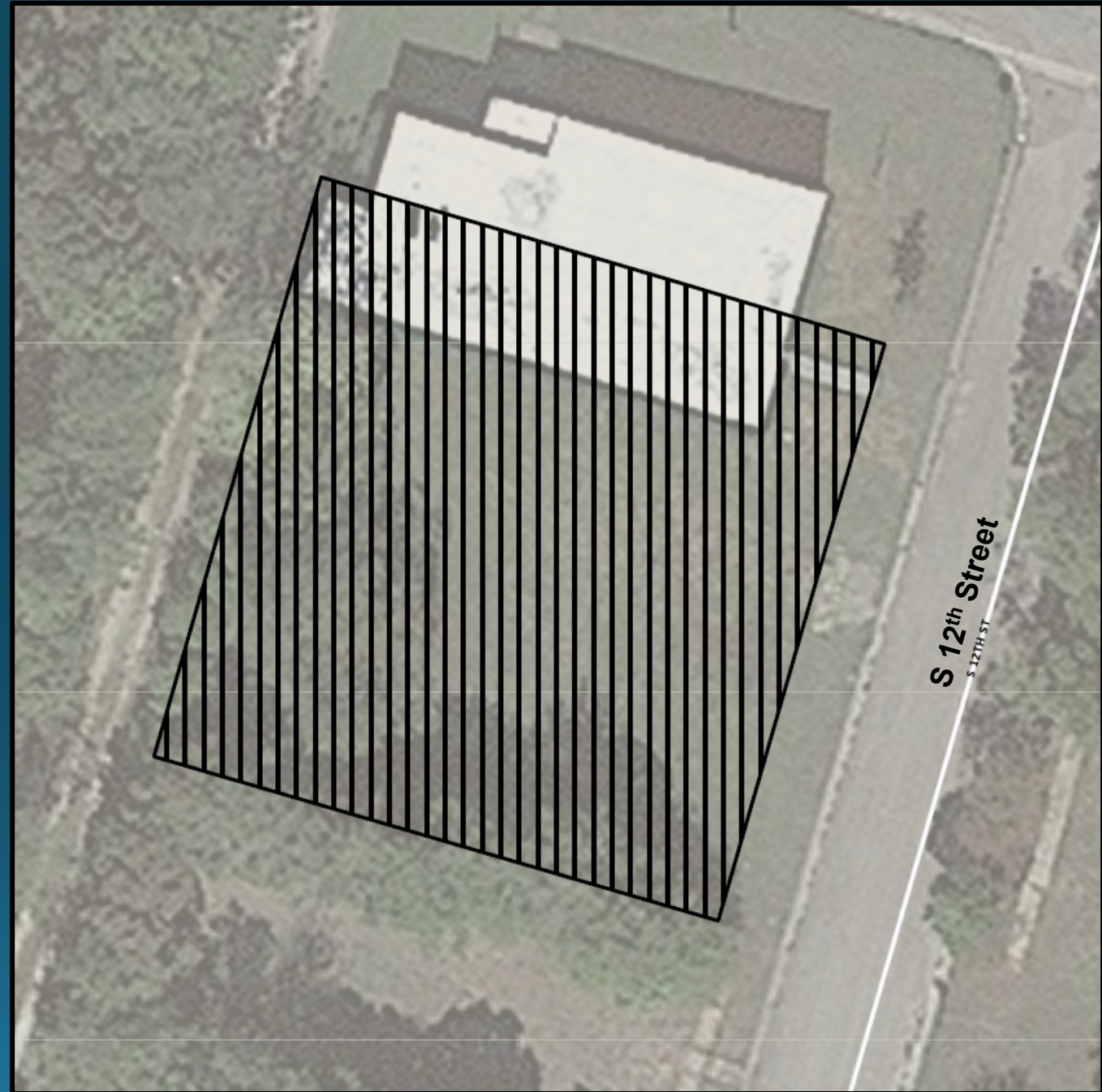
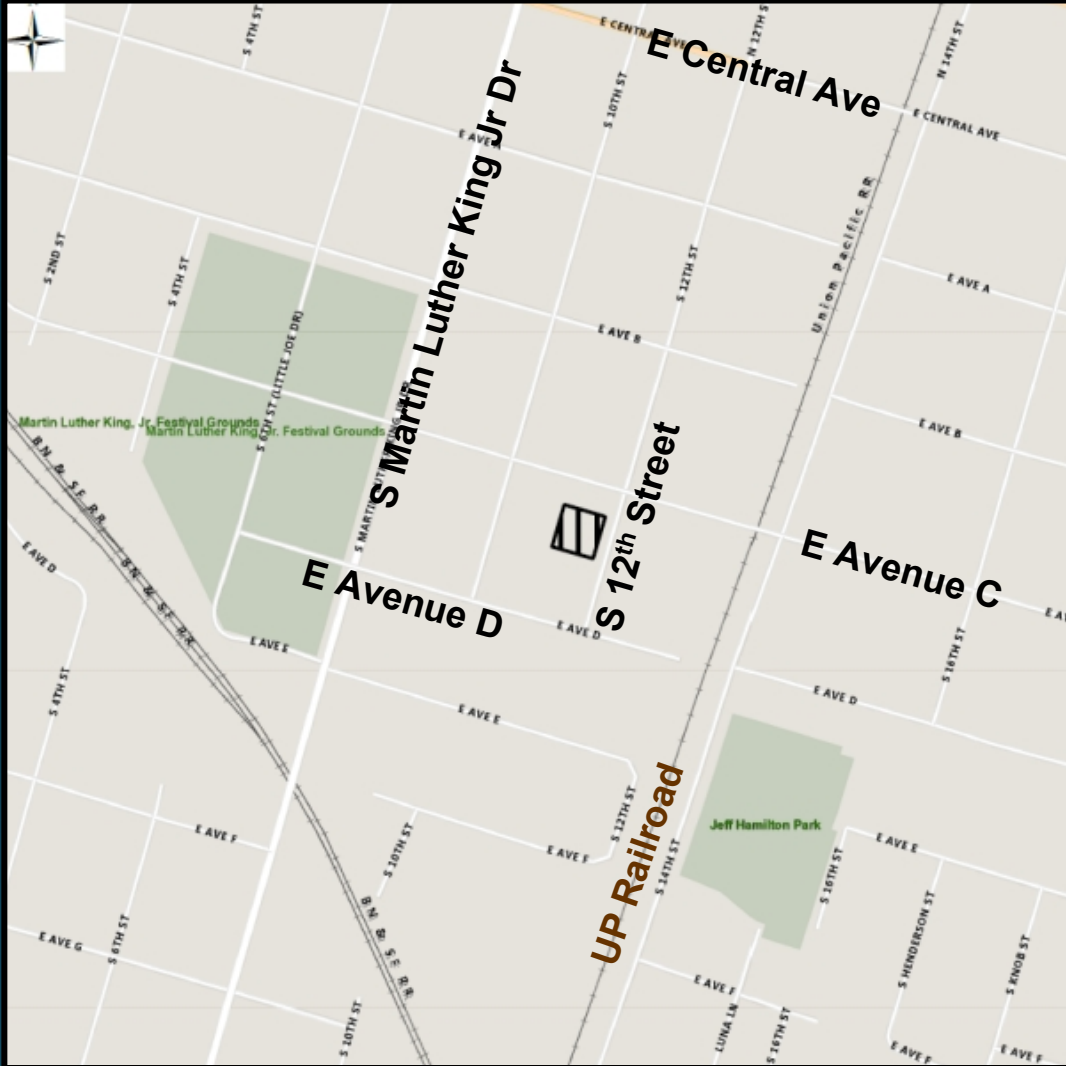
City Council Second Reading

September 8, 2020

October 1, 2020

October 15, 2020

Vicinity Map and Aerial Photo



Background

- 0.2847 +/- acres, on S 12th St, east of Downtown
- Property acquired by city for Avenue C widening
- Existing lodge building scheduled for demolition
- Remainder to be replatted with lodge properties
- Rezoning will allow fraternal lodge use
- Rezoning and replat will enable construction of new lodge building

Comparison between SF-3 & O-1 uses

- Selected uses - complete list in UDC Section 5.1

Dimensions shown are for Single-family Detached dwelling.

No minimum dimensions for non-residential uses in O-1 zoning.

	Current zoning (SF-3)	Proposed Office-1 (O-1)
Minimum Lot Size	4,000 sq ft	N/A
Minimum Lot Width	40 ft	N/A
Minimum Lot Depth	100 ft	N/A
Front Setback	15 ft	25 Ft
Side Setback	5 ft	5 Ft
Side Setback (corner)	10 ft	15 Ft
Rear Setback	10 ft	0 Ft
Max Building Height	2 ½ Stories	3 Stories

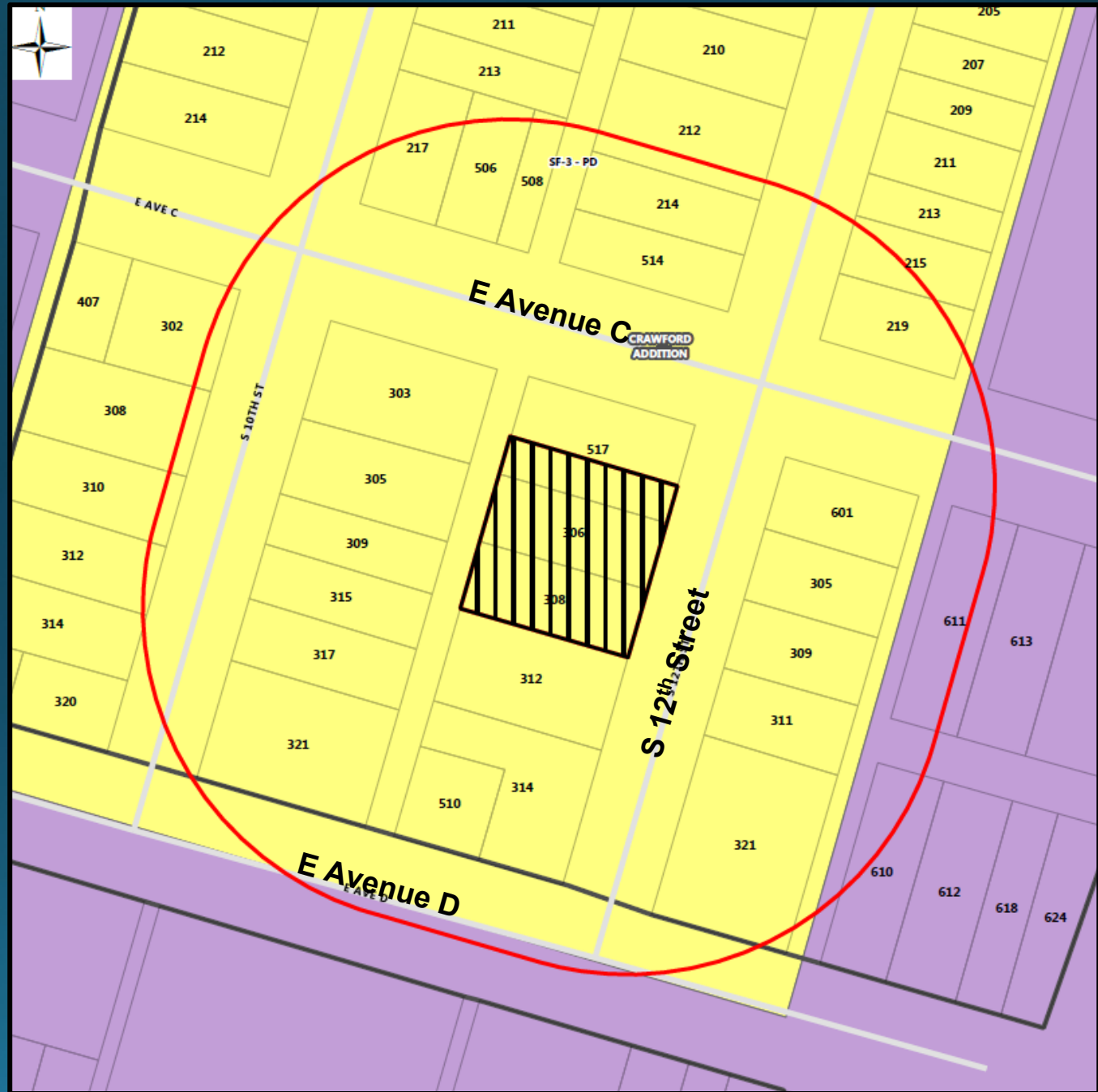
Use Type	Single Family 3	Office (O-1)
Residential Uses	<ul style="list-style-type: none"> Single Family Residence (Detached) Industrialized housing 	<ul style="list-style-type: none"> Single Family Residence (Detached) Industrialized housing
Agricultural Uses	<ul style="list-style-type: none"> Farm, Orchard, Garden 	<ul style="list-style-type: none"> Farm, Orchard, Garden
Retail & Service Uses	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Bank Credit Access Business Studio: Decorator, artist, photographer, music, dance, or drama Veterinary office
Office Uses	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Office
Education / Institutional Uses	<ul style="list-style-type: none"> Place of Worship 	<ul style="list-style-type: none"> Art Gallery Fairgrounds Fraternal Lodge Place of Worship
Industrial Uses	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Laboratory (Medical, dental, scientific, or research) - CUP
Recreational Uses	<ul style="list-style-type: none"> Park or playground Playfield or stadium (CUP) 	<ul style="list-style-type: none"> Day Camp for Children (CUP) Park or playground Playfield or stadium (CUP)
Vehicle Service Uses	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None
Restaurant Uses	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None
Overnight Accommodations	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None

Zoning Map

Proposed Office 1

- Bordered by SF-3-PD
- Nearby Light Industrial
- Lodge use is compatible with neighboring zoning districts

COMPLIANCE



Future Land Use Map

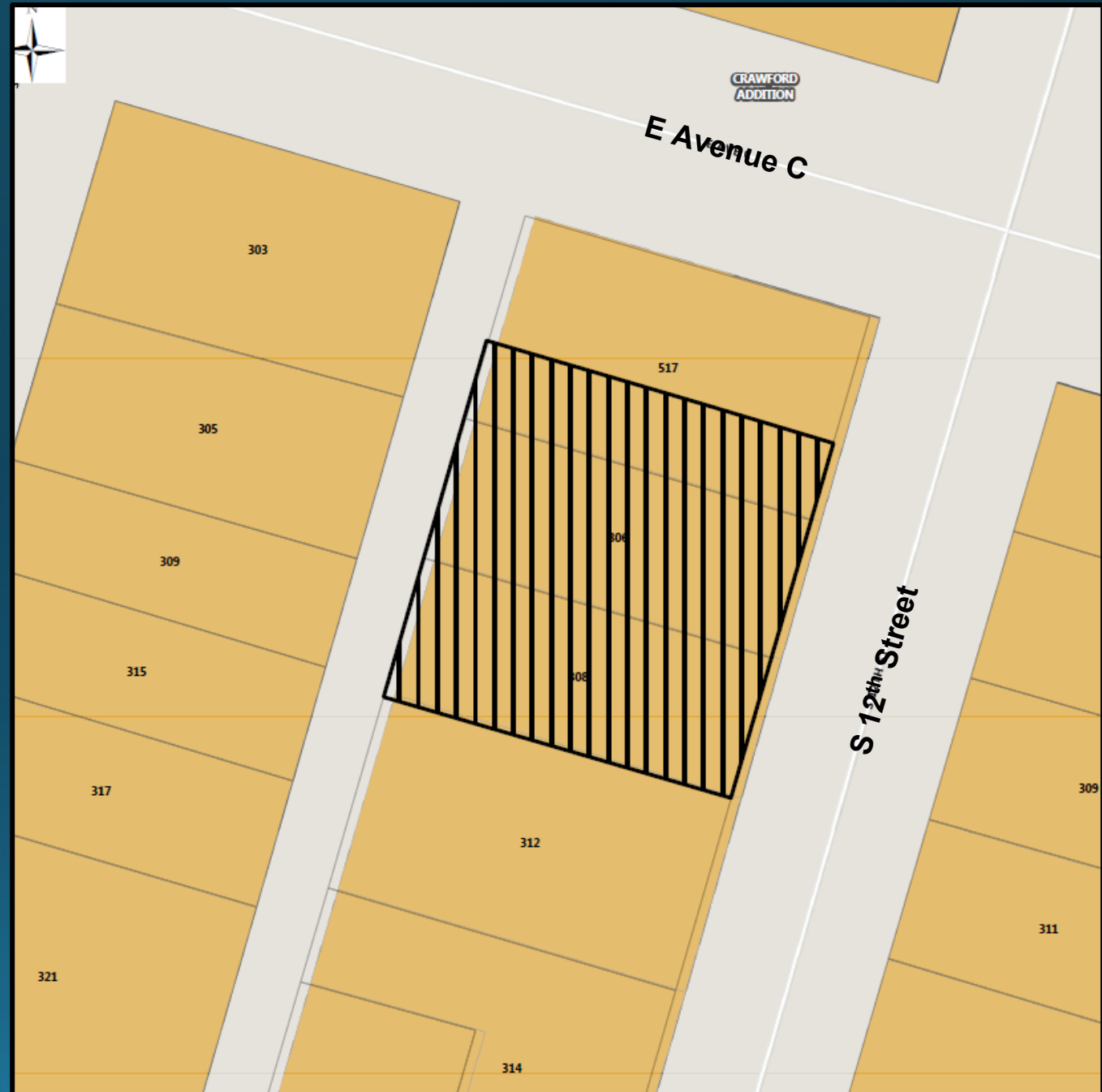
Current Future Land Use Map:

- Auto-Urban Residential
 - Range of housing types
 - Density limitations

Draft Future Development Plan:

- Downtown Transition
 - Dense downtown to adjacent residential
 - Commercial uses include office, service, and restaurants
 - Institutional uses include parks and places of public assembly

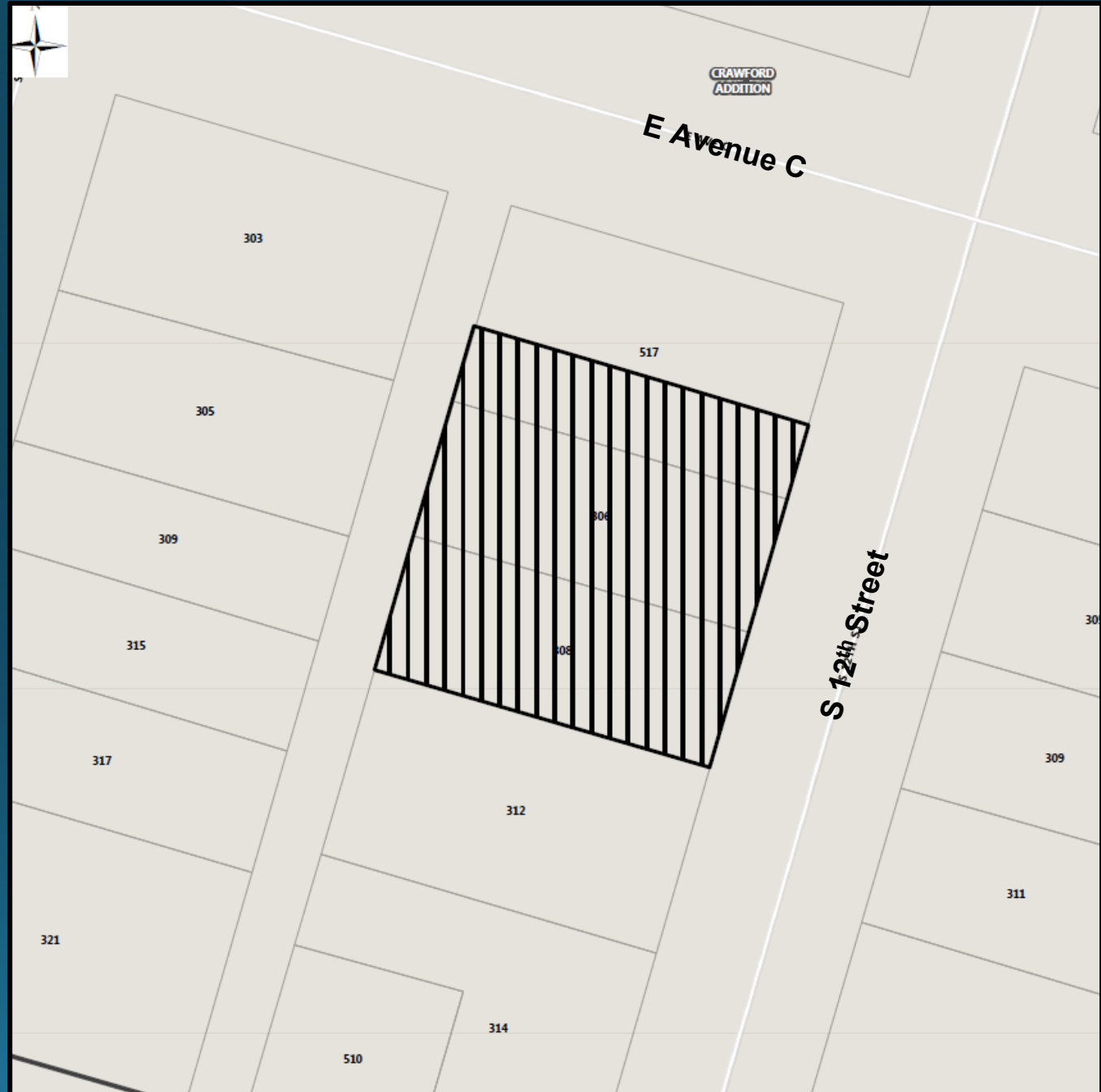
COMPLIANCE



Thoroughfare Map

Local streets

COMPLIANCE



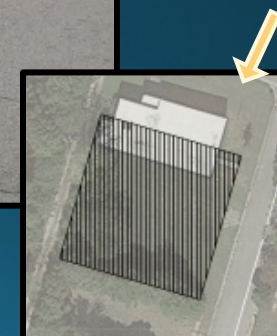
Utility Map

Water and Sewer

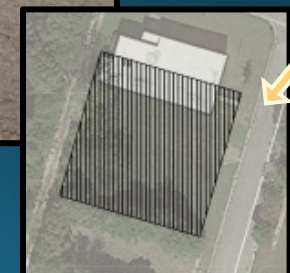
- 6" water line
- 8" sewer line

COMPLIANCE

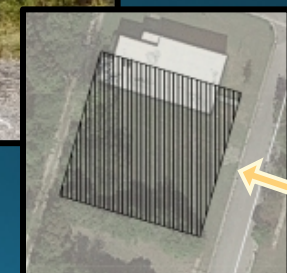




Existing lodge building on corner of Avenue C and South 12th Street



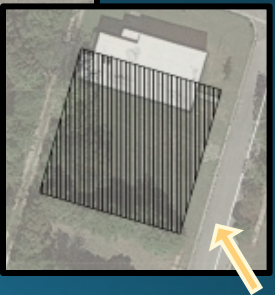
Facing southwest along South 12th Street



Property at 306 South 12th Street



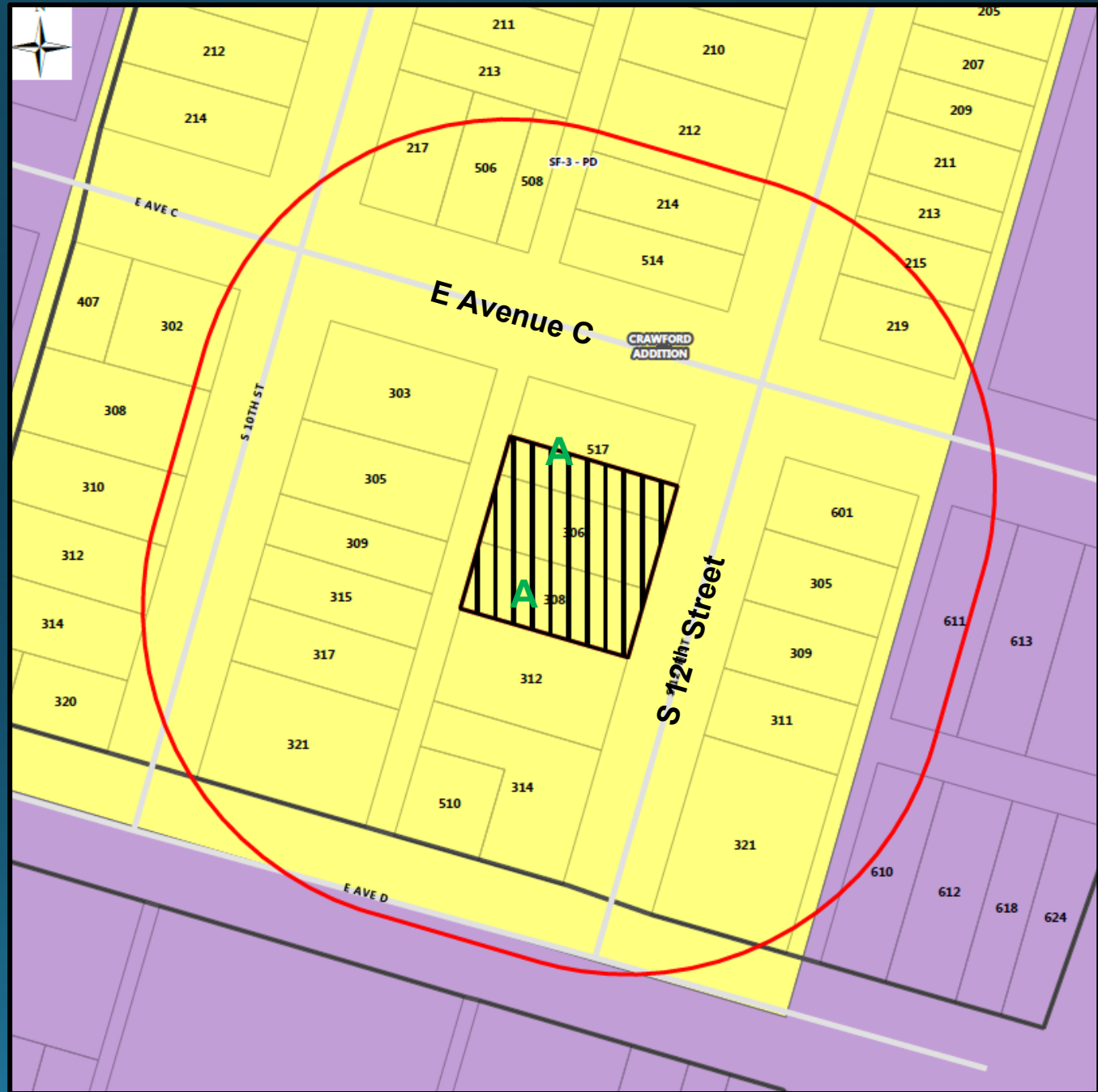
Facing northwest from South 12th Street



Public Notice and Property Owner Notification

- 24 notices of were sent out to property owners within 200 feet
- 2 notices returned in Agreement
- 0 notices returned in Disagreement
- The newspaper printed notice of the public hearing on August 25, 2020 in accordance with state law and local ordinance

5	Notices Mailed
2	Agree A
0	Disagree D



Compliance Summary

Future Land Use Map	YES
Compatible with Surrounding Uses & Zoning	YES
Public Facilities Available	YES
Thoroughfare Plan	YES

Staff Recommendation

Staff Recommends Approval of
the request for rezoning from
SF-3-PD zoning district
to O-1 zoning district.

P&Z Recommendation

At its September 8, 2020, meeting,
the Planning & Zoning Commission **voted 7 to 0**
to recommend approval of the rezoning request
from SF-3-PD zoning district
to O-1 zoning district.

Questions / Discussion



