Z&P Meeting: April 10, 2017
City Council Meeting: May 1, 2017

STAFF PLANNING REPORT
Rezoning

CASE 011-17 A request to rezone from C-O-PD (Planned Non-Retail Commercial District) to R-3 (Multi-Family Residential) for the construction of a senior housing facility.

LOCATION Southwest Corner of 26th Street and McCoy Avenue

APPLICANT Memorial Hills, L.P.

EXISTING CONDITIONS

Zoning	Land Use	Property Size
C-O-PD	Undeveloped	4.2 acres

SITE CONTEXT

	North	East	South	West
Existing Zoning	C-1-PD	C-1	C-O-PD	C-O-PD
Land Use	Commercial	Undeveloped	Undeveloped	Commercial

FUTURE LAND USE

This site is designated as Office/Institutional in the Future Land Use Map.

TRANSPORTATION

Streets with access	Classification	Right-of-way width
26th Street	Arterial	100’
McCoy Avenue	Secondary	50’
Cunningham Avenue	Secondary	50’
27th Street	Secondary	50’

UTILITIES Yes. Utilities – including sanitary sewer – run along 26th street.

FLOOD PLAIN N/A – this property is not in the flood plain.

STAFF ANALYSIS

CONSISTENT WITH DEVELOPMENT POLICIES OF THE COMPREHENSIVE PLAN?

Yes. This multi-family residential development would be appropriate for the mixed-use area along 26th Street. The development incorporates green space, landscaping, and a walking trail for residents that reflects the goals and vision of the 2012 Comprehensive Plan.

THE SUITABILITY OF THE SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

Multi-family residential structures are allowed in a C-O zoning designation. However, the height of the structure is restricted to 30 feet or 2 stories. This property must be rezoned to allow for a 3-story apartment building.

THE EXTENT THAT THE ZONING CHANGE WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

This zoning change should not detrimentally affect nearby property. This is a mixed-use area with both commercial and residential zoning designations.

DISCUSSION

This property consists of approximately 4.2 acres located between McCoy Avenue and Cunningham Avenue south of 26th Street. The proposed development consists of a 54-unit multifamily residential structure for senior citizens. The development includes a large greenspace with a walking trail for residents pending the vacation of 26th Street. There will be an entrance and exit onto McCoy Avenue. This is a Low-Income Housing Tax Credit project that would allow for affordable senior living.

26th Street is classified as a commercial corridor but has mixed-use development from Schifferdecker Avenue to Main Street. It features parks, low-intensity commercial businesses, moderate-density and high-density housing as well as single-family residential. This mixed-use character allows easier access and walkability for senior residents. Staff believes this development would fit in well with the characteristics of the neighborhood.

Staff recommends approval of Case 011-17.

ATTACHMENTS

- Application
- Map