#### 315 E. Dale St.

An appeal of Planning Commission's Recommendations

CPC ZC 17-00059

CPC DP 17-00058

CPC NV 17-00060

July 25, 2017 Ryan Tefertiller, Urban Planning Manager



# Vicinity Map





#### 315 E. Dale



#### Site Details

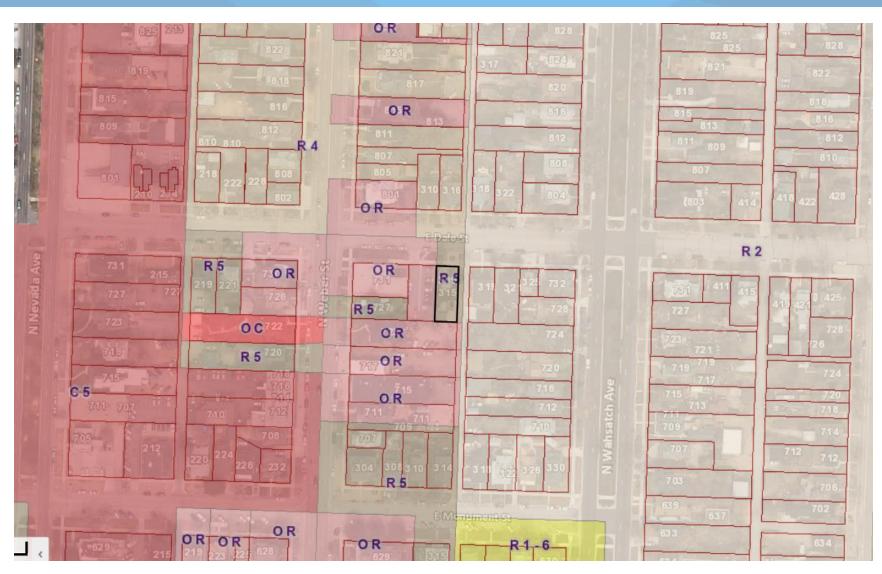
- Zoned R5 (Multi-Family Residential)
- 4,000 square foot lot
- Roughly 2,000 square foot structure
- Detached garage
- 3 on-site parking stalls

#### Applications

- Zone Change to OR (Office Residential)
- Development Plan (no changes to site)
- Parking Variance

# Zoning





## Land Use





## History



- Prior to 1994 site shown as R5 on City Zoning Maps
- Zone change to OR on adjacent site in 1994
  - Official zoning map incorrectly changed to show 315 E.
    Dale as OR zone
- Current owner purchased property in 2006 thinking it was OR zoned
- 2012 maps corrected to show R5 zone
- Owner began dialog with City Planning in 2013 regarding desire for office use

#### History, cont.



- Home Occupation Permit issued in 2014 for counseling service
- 2017 desire to sell property with use flexibility
  - Residential, office, or mixed officeresidential
- City Planning agreed to serve as applicant due to past errors on zoning maps

#### Neighborhood concerns:

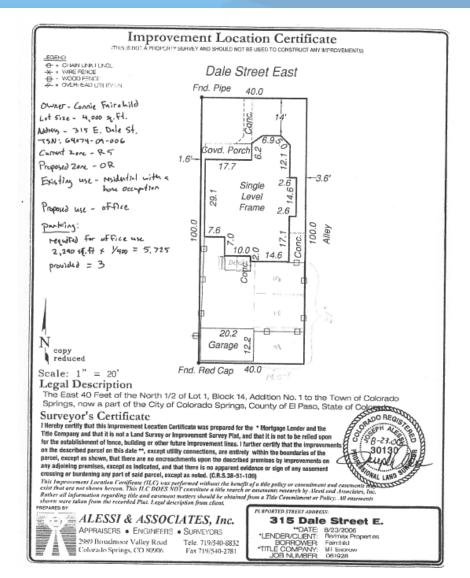


- Retain residential character
  - "commercial creep"
- Parking supply/demand
- Noise/lights/traffic
- Property values
- Other
  - See Figure 4 in Staff report

#### Development Plan



- Required to establish OR zone
- Establish general office use
- No changes to site



## Parking



- Requirement based on 1 per 400 sf
- 5 stalls required for 2,000 sf building
- New parking reduction factors allow one stall to be located on-street
- Relief still needed for 3 stalls where 4 req.



## Analysis



- Site is within a mixed use area
- OR zone adjacent to west and south
  - Alley creates demarcation to east
  - Dale creates demarcation to north
- Consistent with Master Plans
- Consistent with Comprehensive Plan
- Required criteria are met

## **Planning Commission**



- Planning Commission voted unanimously on June 15, 2017 to recommend approval of all three applications.
  - Two stakeholders (the appellants) spoke in opposition
- An appeal by Cheryl Brown, Dianne Bridges and neighbors of Planning Commission's recommendation filed on June 23, 2017.

#### Recommendations



#### CPC ZC 17-00059 – ZONE CHANGE

Recommend denial of the appeal and approval of the change of zone for 315 E. Dale St. from R5 (Multi-Family Residential) to OR (Office Residential), based upon the finding that the request complies with the review criteria in City Code Section 7.5.603.B.

#### CPC DP 17-00058- DEVELOPMENT PLAN

Recommend denial of the appeal and approval of the proposed development plan for 315 E. Dale St., based upon the finding that the request complies with the review criteria in City Code Section 7.5.502.E., with the two technical and information modifications to the plan as described in the Planning Commission Staff report.

#### CPC NV 17-00060- NON-USE VARIANCE

Recommend denial of the appeal and approval of the non-use variance to allow general office use within the existing structure at 315 E. Dale St. with three on-site parking stalls where four are required by the zoning code, based upon the finding that the request complies with the review criteria in City Code Section 7.5.802.B.



## Questions