

Owner: Kelli Reep
Applicant: Kelli Reep
Location: 8900 South Heights Road
Area: 0.685 Acre
Request: Rezone from R-2 to C-1
Purpose: Future commercial development
Existing Use: Single family residential

SURROUNDING LAND USE AND ZONING

North – Mixed commercial uses (across Baseline Road); zoned C-1, C-3, C-4 and PCD

South – Single family residences; zoned R-2

East – Commercial strip center (across South Heights Road); zoned R-2

West – Office uses, church and single family residences; zoned O-3, C-3 and R-2

A. PUBLIC WORKS COMMENTS:

1. Baseline Road is classified on the Master Street Plan as a principal arterial with special design standards. Dedication of right-of-way to 45 feet from centerline will be required.
2. Due to the proposed use of the property, the Master Street Plan specifies that S. Heights Road for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
3. A 20 foot radial dedication of right-of-way is required at the intersection of Baseline Road and S. Heights Road.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is located on Rock Region Metro bus route #23 (Baseline/Southwest Route).

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Upper Baseline, OUR and SWLR United for Progress Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in Geyer Springs East Planning District. The Land Use Plan shows Mixed Office and Commercial (MOC) for this property. The Mixed Office and Commercial provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial. The applicant has applied for a rezoning from R-2 (Single Family District) to C-1 (neighborhood commercial district) to allow future commercial as an allowable use.

Master Street Plan: North of the property is Baseline Road and it shown as a Principal Arterial on the Master Street Plan. East of the property is South Heights Road and it shown as a Local Street on the Master Street Plan. The primary function of a Principal Arterial Street is to serve through traffic and to connect major traffic generator or activity centers within an urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Baseline Road since it is a Principal Arterial. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and may require street improvements.

Bicycle Plan: A Class II Bike Lane is shown along Baseline Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

E. STAFF ANALYSIS:

Kelli Reep, owner of the 0.685 acre property located at 8900 South Heights Road, is requesting to rezone the property from "R-2" Single Family District to "C-1" Neighborhood Commercial District. The rezoning is proposed for future commercial redevelopment of the property.

The property is located at the southwest corner of South Heights Road and Baseline Road. A one-story rock and frame single family residence is located within the north half of the property. A two-car wide carport/storage building is located at the southeast corner of the residence. A two-car wide gravel driveway from South Heights Road serves as access to the carport structure.

The property is located in an area of mixed uses and zoning. Mixed commercial uses, zoned C-1, C-3, C-4 and PCD, are located across Baseline Road to the north. Single family residences are located to the south. A commercial strip center (zoned R-2) and C-1 zoned property are located to the east. Mixed office-type uses, including a church, are located on the R-2, O-3 and C-3 zoned property to the west.

The City's Future Land Use Plan designates this property as Mixed Office and Commercial (MOC). The requested C-1 zoning does not require an amendment to the plan.

Staff is supportive of the requested C-1 rezoning. Staff views the request as reasonable. The property is located in an area of mixed zoning and uses along Baseline Road, a principal arterial roadway. Existing O-3, C-1 and C-3 zoned properties are located along the south side of Baseline Road in this immediate area. Therefore, the proposed C-1 zoning will represent a continuation of the zoning pattern in this area. Staff believes rezoning this property to C-1 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-1 rezoning.

PLANNING COMMISSION ACTION:

(NOVEMBER 15, 2018)

The applicants were present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 6 ayes, 0 noes and 5 absent.