Owner:	King of Kings Lutheran Church
Applicant:	Frank Riggins, Crafton Tull
Location:	13525 West Markham Street
Area:	3.06 Acres
Request:	Rezone from MF-18 to O-3
Purpose:	Medical Clinic
Existing Use:	Church

SURROUNDING LAND USE AND ZONING

- North Office use (across West Markham Street); zoned O-3
- South Multifamily development; zoned MF-18
- East Multifamily development (across Shadow Lake Drive); zoned MF-18
- West Chiropractic clinic and single family residences; zoned O-3 and R-2

A. <u>PUBLIC WORKS COMMENTS</u>:

No Comments.

B. <u>PUBLIC TRANSPORTATION ELEMENT</u>:

The site is not located on a Rock Region Metro bus route. Route #5 (West Markham Route) runs along West Markham Street to the east.

C. <u>PUBLIC NOTIFICATION</u>:

All owners of property located within 200 feet of the site and the Parkway Place Neighborhood Association were notified of the public hearing.

D. LAND USE ELEMENT:

<u>Planning Division:</u> The request is in the Ellis Mountain Planning District. The Land Use Plan shows Residential High Density (RH) for the requested area. The Residential High Density category accommodates residential development of more than twelve (12) dwelling units per acre. The application is a change an area from MF-18 (Multifamily 18 units per acre District) to O-3 (General Office District) to allow a future office redevelopment of this site.

<u>Master Street Plan</u>: To the north is West Markham and it is a Collector on the Master Street Plan. To the east is Shadow Lake Drive and it is a Local Street on the Master Street Plan. The primary function of a Collector Road is to provide a connection from Local Streets to Arterials. The primary function of Local Streets 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 for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

E. <u>STAFF ANALYSIS</u>:

King of King's Lutheran Church, owner of the 3.06 acre property located at 13525 West Markham Street, is requesting that the zoning of the property be reclassified from "MF-18" Multifamily District to "O-3" General Office District. The property is located at the southwest corner of West Markham Street and Shadow Lake Drive. The rezoning is be proposed in order to redevelop the property for a medical clinic.

The property is currently occupied by a church development containing two (2) buildings. The larger of the two (2) buildings is located near the center of the overall property. A smaller building is located near the southwest corner of the site. A driveway near the northwest corner of the property serves as access to the site. A paved parking area is located on the south side of the larger structure.

The City's Future Land Use Plan designates this property as "RH" Residential High Density. Staff is not requiring a land use plan amendment at this time for the proposed O-3 rezoning. If the property is developed as an office use, the future land use plan can be amended at a later date to reflect the office use.

Staff is supportive of the requested O-3 rezoning. Staff views the request as reasonable. The proposed O-3 zoning will represent a continuation of the zoning pattern in this general area along West Markham Street and Chenal Parkway, east

of Parkway Place Drive. The adjacent properties to the west and north are currently zoned O-3. Staff believes that development of this property as an office use will have no adverse impact on the adjacent properties or the general area.

F. <u>STAFF RECOMMENDATION</u>:

Staff recommends approval of the requested O-3 rezoning, as filed.

PLANNING COMMISSION ACTION:

(JULY 16, 2020)

The applicant was present. There were no persons present registered in support or opposition. 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. The vote was 9 ayes, 0 nays, and 2 absent.