

BACKGROUND: The applicant is requesting MF-29 Multi-Family Residential (MF-29) zoning on vacant, platted lots that total approximately 0.50-acre. The site is currently zoned SF-5 Single-Family Residential (SF-5). The site consists of Lots 13, 15, 17, 19, 21 and 23; Block 3, College Green Addition, located south of West Maple on the west side of South All Hallows Avenue. The applicant proposes build multi-family residential. The purpose of the MF-29 Multi-Family Residential District is to accommodate high-density, Multi-Family residential development and complementary land uses. In MF-29 zoning, the Unified Zoning Code (UZO) requires a minimum lot size of 3,000 square feet per dwelling unit for duplex development; 1,500 square feet per dwelling unit for multi-family (maximum 29 dwelling units per acre) or 5,000 square feet for nonresidential uses. The compatibility standards of the UZO building height on this site to 45 feet and require a 25-foot compatibility setback from SF-5 zoned lots on the south property line. Multi-family development on the site would trigger screening from abutting single-family uses and landscape requirements. All parking would be provided on-site.

The site is located in a predominately SF-5 zoned single-family residential neighborhood on South All Hallows Avenue south of the site. Immediately north and west of the site is undeveloped GC General Commercial zoned land. The property located northeast of the site has a service garage/paint shop/detailing business. Directly east of the site are single-family residences. There are several TF-3 Two-Family Residential zoned properties in the residential neighborhood south of the site. Lawrence Elementary and Mayberry Middle School are located on the north side of Maple, as well as two multi-family developments that have 100 plus units with on-site parking.

Analysis: On February 19, 2015, the Metropolitan Area Planning Commission (MAPC) reviewed the application. The MAPC approved the application by consent (12-0).

On March 2, 2015, District Advisory Board (DAB) IV heard the case and voted unanimously to support the application.

No official protests were received. The MAPC recommendation may be approved by a simple majority vote.

Financial Considerations: Approval of this request will not create any financial obligations for the City.

Legal Considerations: The Law Department has reviewed and approved the ordinance as to form.

Recommendation/Actions: It is recommended that the City Council adopt the findings of the MAPC and approve the requested zone change as recommended by MAPC and place the ordinance on first reading (simple majority vote).

Attachments: MAPC minutes, DAB memo and ordinance.