Summary of August 25, 2011 Meeting

The meeting was held at Fleming Garden Christian Church. Staff began the meeting with introductions and a brief explanation of the planning process.

Notes from the Land Use, Zoning and Site Development Work Group:

This was the fifth meeting for the Land Use, Zoning and Site Development group. The group has been discussing specific land use and zoning recommendations for portions of West Washington Street. For this meeting the discussion was centered on the area between Fleming Street and Lynhurst Drive.

- Staff began a discussion on land use recommendations for the portion of West Washington Street between Fleming Street and Lynhurst Drive. The discussion on zoning was centered on making zoning recommendations that are consistent with and reflect the land use recommendations for the plan. Along this portion of West Washington Street, the land use recommendation is primarily Community Commercial which is consistent with a C4 zoning. There are multiple parcels that are commercially zoned C5 and C7, which would reflect a Heavy Commercial land use recommendation. Due to their immediate proximity to protected districts, staff is recommending that these parcels have a C4 zoning recommendation to reflect the Community Commercial land use recommendation of the plan.

- Staff continued with these recommendations as well:

  - There is a parcel located at 4505 West Washington Street that is zoned CID, but the Comprehensive Plan recommends a commercial use. The zoning recommendation for this parcel would be for C4.

  - There is a parcel located at 4803 West Washington Street that is zoned C7, but the Comprehensive Plan recommends a commercial use. The zoning recommendation for this parcel would be for C4.

  - There are three parcels located at 740 South Fuller Street that are zoned C5, but the Comprehensive Plan recommends Special Use. The zoning recommendation for these three parcels would be for C4, and the land use recommendation for these three parcels would be for Community Commercial.

  - There is one parcel located at 722 South Fuller Street that is zoned D4, but the Comprehensive Plan recommends Special Use. The zoning recommendation for this parcel would be for C4, and the land use recommendation for this parcel would be for Community Commercial.

  - There is one parcel located at 5202 West Washington Street that is zoned C7, but the Comprehensive Plan recommends Community Commercial. The zoning recommendation for this parcel would be for C4.
There is one parcel located at 5208 West Washington Street that is zoned C7, but the Comprehensive Plan recommends Community Commercial. The zoning recommendation for this parcel would be for C4.

There is one parcel located at 5235 West Washington Street that is zoned C7, but the Comprehensive Plan recommends Community Commercial. The zoning recommendation for this parcel would be for C4.

There is one parcel located at 5245 West Washington Street that is zoned C7, but the Comprehensive Plan recommends Community Commercial. The zoning recommendation for this parcel would be for C4.

There is one parcel located at 1005 South Lynhurst Drive that is zoned C7, but the Comprehensive Plan recommends Community Commercial. The zoning recommendation for this parcel would be for C4.

There is a parcel located at 839 South Lynhurst Drive that is zoned C5, but has a residential use. The Comprehensive Plan recommends a residential use as well. The zoning recommendation for this parcel would be for D4.

There are five parcels located at 1013, 1017, 1125, 1143 and 1147 South Lynhurst Drive that are zoned D3, but the Comprehensive Plan recommends Community Commercial. The zoning recommendation for these parcels would be for C3.

There is a parcel located at 1205 South Lynhurst Drive that is zoned C4. It is recommended that C4 is too intense of a zoning classification for that site. The zoning recommendation for this parcel would be for C3.

There are nine parcels located at 890, 894, 896, 898, 900, 902, 910, 912, 914 South Auburn Street, and two parcels located at 901 and 903 South Auburn Street, and eight parcels located at 913, 1001, 1003, 1005, 1009, 1015, 1123, 1127 South Auburn Street that are all zoned C1 for office commercial but the Comprehensive Plan recommends a residential use. These parcels should be preserved as residential. The zoning recommendation for these parcels would be for D4.

There are three parcels located at 4940, 4944, 4948 West Morris Street that are zoned C1 for office commercial but the Comprehensive Plan recommends a residential use. These parcels should be preserved as residential. The zoning recommendation for these parcels would be for D4.

There are three parcels located at 4926, 4930, 4934 West Morris Street that have a split zoning, with the front half being C1 and the back half being C4. The Comprehensive Plan recommends a residential use. The zoning recommendation for these parcels would be for D4.

There is a parcel located at 4909 West Washington Street that is zoned commercial, but the Comprehensive Plan recommends a split use for commercial and residential. The zoning recommendation for this parcel should reflect the comprehensive plan and be C4.
for the portion north of the adjoining parcel located at 807 South Auburn Street, and D5 for the portion south of the adjoining parcel located at 807 South Auburn Street.

- There are two parcels located at 4840 and 4860 West Morris Street that are zoned for commercial, but the Comprehensive Plan recommends a light industrial use. These parcels should reflect the land use recommendation. The zoning recommendation for these parcels would be for I2U.

- There are two parcels located at 4830 and 4840 West Morris Street that are zoned for heavy industrial, but the Comprehensive Plan recommends a light industrial use. These parcels should reflect the land use recommendation. The zoning recommendation for these parcels would be for I2U.

- There are two parcels located at 4826 and 4828 West Morris Street that are zoned commercial, but the Comprehensive Plan recommends a light industrial use. These parcels should reflect the land use recommendation. The zoning recommendation for these parcels would be for I2U.

- There are four parcels located at 4712 and 4714 Vandalia Avenue that are zoned residential, but the Comprehensive Plan recommends a light industrial use. These parcels should reflect the land use recommendation. The zoning recommendation for these parcels would be for I2U.

- There are seven parcels located at 4712 and 4714 Vandalia Avenue that are zoned residential, but the Comprehensive Plan recommends a light industrial use. These parcels should reflect the land use recommendation. The zoning recommendation for these parcels would be for I2U.

- There are three parcels located at 4727, 4731, and 4733 Wilkins Street that are zoned commercial, but the Comprehensive Plan recommends a residential use. These parcels should be preserved as residential. The zoning recommendation for these parcels would be for D4.

- There are four parcels located at 919, 922, 923, and 930 Woodrow Avenue that are zoned commercial, but the Comprehensive Plan recommends a residential use. These parcels should be preserved as residential. The zoning recommendation for these parcels would be for D4.

- There are six parcels located at 1035, 1036, 1037, 1040, 1042, and 1051 Laclede Street that are zoned commercial, but the Comprehensive Plan recommends a residential use. These parcels should be preserved as residential. The zoning recommendation for these parcels would be for D4.