Summary of October 3, 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 sixth 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 Lynhurst Drive and I-465. The group also revisited parcels from the area between North Tibbs Avenue and Holt Road.

- Staff began a discussion on land use recommendations for the portion of West Washington Street between Lynhurst Drive and I-465. 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 858 South Lynhurst that is zoned D5, but the Comprehensive Plan recommends a commercial use. The zoning recommendation for this parcel would be for C4.

  - There is a parcel located at 851 South Manhattan Avenue that is zoned D5, but the Comprehensive Plan recommends a commercial use. The zoning recommendation for this parcel would be for C4.

  - There are two parcels located at 1010 Manhattan Avenue that are zoned D5, but the Comprehensive Plan recommends a commercial use. The zoning recommendation for these two parcels would be for C4.

  - There is a parcel located at 5318 West Washington Street that is zoned D5, but the Comprehensive Plan recommends a commercial use. The zoning recommendation for this parcel would be for C4.

  - There are four parcels located at 5430, 5440, 5442 and 5444 West Washington Street that are zoned C7, but the Comprehensive Plan recommends Community Commercial. The zoning recommendation for these parcels would be for C4.

  - There are five parcels located at 5514, 5516, 5518 and 5520 West Washington Street that are zoned C7, but the Comprehensive Plan recommends Community Commercial. The zoning recommendation for these parcels would be for C4.
There are three parcels located at 5519, 5621 and 5657 West Washington Street that are zoned C7, but the Comprehensive Plan recommends Community Commercial. The zoning recommendation for these parcels would be for C4.

There is one parcel located at 5320 West Morris Street that is zoned C5, but the Comprehensive Plan recommends Community Commercial. It is recommended that C5 is too intense of a zoning classification for that site. The zoning recommendation for this parcel would be for C3.

There are three parcels located at 1202 South Lynhurst Drive that are zoned C4, with the Comprehensive Plan recommending Community Commercial. It is recommended that C4 is too intense of a zoning classification for that site. The zoning recommendation for these parcels would be for C4.

There are seven parcels located at 1250 South Lynhurst Drive that are zoned SU1, with the Comprehensive Plan recommending Special Use. The Special Use recommendation is not indexed with a secondary recommendation. The secondary recommendation for these parcels would be for Community Commercial.

There are four parcels located at 5773 West Washington Street that are zoned C7, but the Comprehensive Plan recommends Community Commercial. The zoning recommendation for these parcels would be for C4.

There is one parcel located at 5825 West Washington Street that is split zoned both C5 and D5, but the Comprehensive Plan recommends Community Commercial. It is recommended that D5 is not appropriate and that C5 is too intense of a zoning classification for this site. The zoning recommendation for this parcel would be for C4.

There are six parcels located at 5861, 5863, 5867, 5901, 5907, 5913 West Morris Street that have a land use recommendation for 5 – 8 Residential Units Per Acre. These parcels are underused as a residential use. They are adjacent to a higher density residential use and a community commercial use. The land use recommendation for these parcels would be for Community Commercial. Three of these parcels: 5901, 5907, 5913 West Morris Street are zoned C5. The other three parcels: 5861, 5863, 5867 West Morris are zoned D5. The zoning recommendation for all six parcels would be for C4.

There is a parcel located at 5806 West Washington Street that is zoned C5, and the Comprehensive Plan recommends Heavy Commercial. It is recommended that C5 is too intense of a zoning classification for that site. It is also recommended that Heavy Commercial is too intense of a land use recommendation for that site. 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 a parcel located at 1138 South Mickley that has a split zoning, with the south portion being C3 and the north portion being D7. The Comprehensive Plan recommends a community commercial use. The zoning recommendation for this parcel would be for C3.

There are five parcels located at 5784, 5796, 5798 West Morris Street that are zoned C3 for neighborhood commercial but the Comprehensive Plan recommends a Heavy Commercial
use. These parcels should be preserved as neighborhood commercial. The land use recommendation for these parcels would be for Community Commercial.

- There is a parcel located behind 5720 West Washington Street that is zoned D5 for residential use, but the Comprehensive Plan recommends a Community Commercial use. The existing use is as community commercial. The zoning recommendation for this parcel would be for C4.

- There is a parcel at 1130 Waldemere Avenue that is zoned D5 for residential use, but the Comprehensive Plan recommends a Community Commercial use. The existing use is as community commercial. The zoning recommendation for this parcel would be for C4.

Staff revisited the area of Washington Street between North Tibbs and Holt Road to add some additional recommendations. In addition to what was recommended at the May 16, 2011 meeting, staff made these recommendations as well:

- There is a parcel at 3549 West Washington Street that is zoned C5 for commercial use, but the Comprehensive Plan recommends a Special Use land use. The existing use is no longer a Special Use, but is now used as community commercial. The zoning recommendation for this parcel would be for C4, and the land use recommendation would be for Community Commercial.

- There is a parcel located at 3540 Oliver Avenue that is zoned SU1, with the Comprehensive Plan recommending 5-8 Residential Units Per Acre. The land use recommendation for this parcel would be for Special Use with an secondary recommendation of 5-8 Residential Units Per Acre.

- There is one parcel located at 3554 Oliver Avenue that is zoned DA for Dwelling Agriculture, with the Comprehensive Plan recommending 5-8 Residential Units Per Acre. The zoning recommendation for this parcel would be for D5.

- There is one parcel located at 3545 West Henry Street that is zoned DA for Dwelling Agriculture, with the Comprehensive Plan recommending 5-8 Residential Units Per Acre. The zoning recommendation for this parcel would be for D5.

- There are three parcels located at 3555 West Henry Street that are zoned DA for Dwelling Agriculture, with the Comprehensive Plan recommending 5-8 Residential Units Per Acre. The zoning recommendation for these parcels would be for D5.

- There is one parcel located at 541 South Somerset Avenue that is zoned DA for Dwelling Agriculture, with the Comprehensive Plan recommending 5-8 Residential Units Per Acre. The zoning recommendation for this parcel would be for D5.

- There is a parcel located at 601 South Holt Road that has a split zoning, with the west portion being SU34 and the east portion being C1. The Comprehensive Plan recommends a Special Use, and the existing use is a fraternal hall. The zoning recommendation for this parcel would be for SU34. Due to the size of the parcel, a secondary land use...
recommendation for this parcel would be for Park, and the tertiary land use recommendation would be for 8-15 Residential Units Per Acre. The tertiary recommendation is based on the anticipation of a mass transit stop locating nearby.

- There is a parcel located at 800 South Holt Road that is zoned DA for Dwelling Agriculture, with the Comprehensive Plan recommending a Floodway use. The zoning recommendation for this parcel would be for SU9.

- There is one parcel located at 120 South Tibbs Avenue that is zoned C6 for Thoroughfare Service Commercial, with the Comprehensive Plan recommending Community Commercial. The zoning recommendation for this parcel would be for C4.

- There was discussion about 480 South Tibbs. This parcel will be designated a critical area. It was recommended that a 5-8 Residential Units per acre recommendation will continue as previously discussed, but that a park use would be added as well. The critical area text will reflect the addition of a park recommendation.