



REPORT TO CITY PLAN COMMISSION

Informal Public Hearing Date: August 26, 2013

Common Council Meeting Date: September 18, 2013

Item: Rezoning #10-13

Case Manager: Jeff Towne

GENERAL INFORMATION

Owners/Applicants: Michael Faucett

Address/Parcel #: 230 East Coolidge Avenue (31-9-0023-00)

Petitioner's Request: The owners are requesting to rezone a portion of the eastern side of the subject site from R-1B Single-family Residential District to C-2 General Commercial District. The applicant proposes to combine this area with the lot to the east for expansion of an existing business located on the adjacent lot to the east.

BACKGROUND

The lot directly to the east was rezoned (#1-13) in March of this year from R-1B Single-family Residential District to C-2 General Commercial District. The subject site on East Coolidge Avenue is developed with a single-family dwelling and garage. A Certified Survey Map will be required to combine the portion of the lot that is being rezoned with the lot the business is on.

STAFF ANALYSIS

The purpose of the C-2 district is to provide for businesses which serve city and regional markets; provide goods and services to other businesses, as well as consumers, provide services to automobiles and serve the traveling public.

A number of business properties along East Calumet Street are fully built out and there is not room for expansion. This is the case in this situation. The rezoning will allow the property to be combined with the commercially zoned property to the east to allow for the expansion of the existing business with a new cooler and a loading area that will result in less congestion on South Madison Street.

Surrounding zoning and land uses:

North: C-2 General Commercial District
South: R-1B Single-family Residential District
West: R-1B Single-family Residential District
East: C-2 General Commercial District

2010-2030 Comprehensive Plan: The 2010-2030 Future Land Use Map shows this area as one or two family residential, which is inconsistent with the commercial land uses that have historically developed here. The Future Land Use Map is currently in the process of being revised to be consistent with the historical and expected future commercial uses in this general area. This map revision was approved by Plan Commission on July 15, 2013 and is scheduled before the Common Council on September 4, 2013.

The proposed rezoning of the eastern portion of this lot, which is adjacent to the commercial property to the east, is consistent with the purpose and intent of the C-2 General Commercial district which allows for a mix of commercial and residential uses. Although this particular property is not being identified as future commercial on the Future Land Use Map revisions, the relatively small area proposed for rezoning should not have a negative effect on the area as the majority of the property will remain zoned for single-family residential uses and continue to function with that use.

2010-2030 Comprehensive Plan: The proposed zoning classification is consistent with the future land use map and the following goals and objective of the 2010-2030 Comprehensive Plan:

Overall Community Goals

The 2010-2030 Comprehensive Plan addresses land use in Chapter 10: Land Use. Objective 10.1 Provide an adequate supply of suitable land meeting the demand for development of various land uses. 10.1.1 Adopt and as necessary amend the Future Land Use Map in the Comprehensive Plan (page 147).

Review Criteria: It would appear the criteria established by Section 23-65(d) (3) Zoning Amendments have been satisfied.

Technical Review Group Report (TRG): This item was discussed at the August 13, 2013 Technical Review Group meeting. No negative comments were received from participating departments.

RECOMMENDATION

Staff recommends based upon the standards for map amendments as required by Section 23-65(d) (3) of the Zoning Ordinance, Rezoning #10-13 to rezone a portion of the property located at 230 East Coolidge Avenue (31-9-0023-00) from R-1B Single-family Residential District to C-2 General Commercial District including to the centerline of the adjacent street right-of-way and as shown on the map, **BE APPROVED.**

230 East Coolidge Avenue
 Rezoning - R-1B Single-family Residential
 to C-2 General Commercial District
 Zoning Map

