



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Md. Mozharul Islam

REQUESTED ACTION: Rezone from R-3, Single Family Residential to General Retail

LOCATION: 100 W. Mimosa Lane

CASE NUMBER: Z0518-0031

COMMUNITY RESPONSES: Two returned in favor and one returned in opposition.

STAFF COMMENTS AND ANALYSIS

The applicant is requesting a rezoning to build a 26-space parking lot on a 1.39-acre property. The applicant acquired the subject property from Mimosa Lane Baptist Church in order to build additional parking for the adjacent medical office located at 1320 N. Galloway Avenue. Parking lots as a primary use are not allowed in R-3 zoning. The applicant is also requesting variance from installing an 8-ft masonry screening wall along the north, east and west property lines adjacent to the residential districts. Staff initial recommendation was to rezone the subject property to Office as opposed to General Retail. However, it was later determined that rezoning to a PD-Office would be needed in order to allow the parking lot as a primary use. Utilizing a PD would also allow City Council to address the screening waiver without considering a separate request.

RECOMMENDATION

At the May 29, 2018, meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of a Zoning Change from R-3, Single Family Residential to PD – Office to allow the parking lot as the primary use.

Staff recommends the following conditions:

1. The uses permitted shall be limited to those uses permitted by right in the Office zoning district and that a parking lot (SIC 752 a.) may be permitted as a principal use.
2. Development of the parking lot shall conform generally to the concept plan, attached hereto as Exhibit "B," and subject to the City's environmental and site development regulations applicable to the Office zoning district.
3. District screening shall not be required from the adjacent residential districts provided that the existing trees on the north side of the subject property are maintained and that a 6-ft wrought-iron fence with masonry columns is located along the west property line with parking screening as noted on Exhibit "B".