

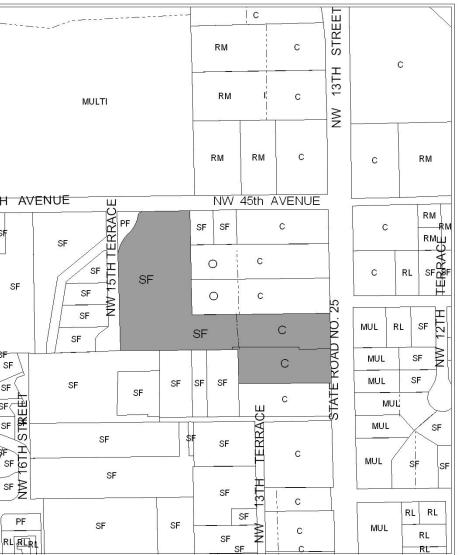


Planning and Development Services

PB-09-120 ZON Legistar Item No. 090487 Jason Simmons December 3, 2009

Land Use Designations

	L	Single Family (up to 8 du/acre) Residential Low Density (up to 12 du/acre) Residential Medium Density (8-30 du/acre) Residential High Density (8-100 du/acre)			MULTI	
M M U U	IUL IUM IUH MU1 MU2	Mixed Use Residential (up to 75 du/acre) Mixed Use Low Intensity (8-30 du/acre) Mixed Use Medium Intensity (12-30 du/acre) Mixed Use High Intensity (up to 150 du/acre) Urban Mixed Use 1 (up to 75 du/acre) Urban Mixed Use 2 (up to 100 du/acre)		H AV	′ENUE	
Е	1D	Office Commercial Industrial Education		SF	SF H	SF
C A P	ON GR F	Recreation Conservation Agriculture Public Facilities Planned Use District		SF	SF H SF	
				SF	SF	SF
_		Division line between two land use districts City Limits		SF SF SF SF	SF SF SF	SF
				NATS HI	SF	\$F
			Area under petition consideration	SF OL ANN	SF	
			consideration			Ļ



EXISTING LAND USE

М	Name	Petition Request	Map(s)	Petition Number	
No Scale	Brown & Cullen Inc, agents for William and Jo Beaty	Rezone Two Parcels from BUS (General Business district) to BA (Business Automotive district).	3449	PB-09-120ZON	

Zoning District Categories		BA	
RSF1 Single-Family Residential (3.5 du/acre) RSF2 Single-Family Residential (4.6 du/acre) RSF3 Single-Family Residential (5.8 du/acre)		RMF7 BA	ВА
RSF4 Single-Family Residential (8 du/acre) RSFR Singel-Family Rural Residential (1.0 du/acre) RMF5 Residential Low Density (12 du/acre)	MULTI	RMF7 BA	13TH STREET
RC Residential Conservation (12 du/acre) MH Mobile Home Residential (12 du/acre)			MN
RMF6Multiple-Family Medium Density Residential (8-15 du/acre)RMF7Multiple-Family Medium Density Residential (8-21 du/acre)RMF8Multiple-Family Medium Density Residential (8-30 du/acre)RMUResidential Mixed Use (up to 75 du/acre)		RMF7 RMF7 BA	BA RMF7
RH1 Residential High Density (8-43 du/acre)	MULTI		NV
RH2 Residential High Density (8-100 du/acre) OR Office Residential (up to 20 du/acre)			RMF6
OF General Office	RSF1	RSF1RSF1 BA	BA RMF6
PD Planned Development BUS General Business	RSF1		RMF6
BA Automotive-Oriented Business		OF BA	
BT Tourist-Oriented Business	RSF1 BY		BA R\$F4RSF1RSF1
MU1 Mixed Use Low Intensity (8-30 du/acre)	RSF1 RSF1	OF BA	
MU2 Mixed Use Medium Intensity (12-30 du/acre) UMU1 Urban Mixed Use District 1 (up to 75 du/acre)			
UMU2 Urban Mixed Use District 2 (up to 100 du/acre)	RSF1		MU1 RSF4
CCD Central City District		BUS	
Bl Business Industrial	RSF2/		- ₹ RSF1
W Warehousing and Wholesaling		BUS	MU1 RSF1
I1 Limited Industrial			MU1 RSF1 RSF1
I2 General Industrial AGR Agriculture	RSF2 RSF1 RSF1 RSF1	ВА	
CON Conservation		DA DA	MU1
MD Medical Services	RSF2RSF2		MU1 RSF1
PS Public Services and Operations	RSF1 RSF1 RS		RSFI
AF Airport Facility		BF1 RSF1 BA	
ED Educational Services	RSF2		MU1 RSF4 RSF1
CP Corporate Park Area under petition			
===== Historic Preservation/Conservation District	RSF2	RSF1	
← → Special Area Plan			
Division line between two zoning districts	PS RSF1 RSF1	BUS	MU1 RMF5 RMF5
City Limits		RSF1 	RMF5 RMF5

EXISTING ZONING

N	Name	Petition Request	Map(s)	Petition Number	
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Zoning District Categorie	s	/	·/	- BA	CEET	S.
RSF1Single-Family Residential (3.5 dRSF2Single-Family Residential (4.6 dRSF3Single-Family Residential (5.8 dRSF4Single-Family Residential (8 du/RSFRSingle-Family Residential (8 du/RSFRSingle-Family Rural ResidentialRMF5Residential Low Density (12 du/RCResidential Conservation (12 du/	u/acre) u/acre) acre) (1.0 du/acre) acre)		MULTI	RMF7	BA 13TH STREE	ВА
MH Mobile Home Residential (12 du RMF6 Multiple-Family Medium Density RMF7 Multiple-Family Medium Density RMF8 Multiple-Family Medium Density RMU Residential Mixed Use (up to 75 RH1 Residential High Density (8-43 c	/acre) Residential (8-15 du/acre) Residential (8-21 du/acre) Residential (8-30 du/acre) du/acre)	MULTI		RMF7 RMF7	BA	BA RMF7
RH2 Residential High Density (8-100 OR Office Residential (up to 20 du/a OF General Office PD Planned Development BUS General Business BA Automotive-Oriented Business BT Tourist-Oriented Business MU1 Mixed Use Low Intensity (8-30 d	du/acre) icre)	RSF1 RSF	OVANA THE RSF1L	OF BA	3A	BA RSF4RSF
MU2 Mixed Use Medium Intensity (12 UMU1 Urban Mixed Use District 1 (up t UMU2 Urban Mixed Use District 2 (up t CCD Central City District BI Business Industrial W Warehousing and Wholesaling I1 Limited Industrial	-30 du/acre) o 75 du/acre) o 100 du/acre)		RSF1 RSF1	OF BA BA R\$F1 B/		MU1 RSF1 MU1 RSF1 MU1 RSF1 RSF1 RSF1 RSF1 RSF1 RSF1 RSF1
I2General IndustrialAGRAgricultureCONConservationMDMedical ServicesPSPublic Services and OperationsAFAirport FacilityEDEducational Services	-	ND PIZACE	SF1 RSF1 RSF RSF1 RSF		BA LU	MU1 RSF1 RSF1 MU1 RSF1 MU1 RSF1 MU1 RSF4 RSF1
CP Corporate Park ===== Historic Preservation/Conservation Special Area Plan Division line between two zoning of City Limits			RSF1 RSF1 RSF	RSF1 RSF1 1 RSF1 RSF1	BA BUS BUS	RMF5RMF5 RMF5 MU1 RMF5 RMF5 RMF5 RMF5
<i>*</i>			<u>}</u>			

PROPOSED ZONING

И	Name	Petition Request	Map(s)	Petition Number
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AERIAL PHOTOGRAPH

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- The proposed zoning change will allow for the addition of some automotive-oriented uses that are more compatible with some of the existing uses in the area
- BA zoning is consistent with and will implement the existing Commercial land use
- Change will facilitate development of these properties and promote urban infill



STAFF RECOMMENDATION:

APPROVAL