

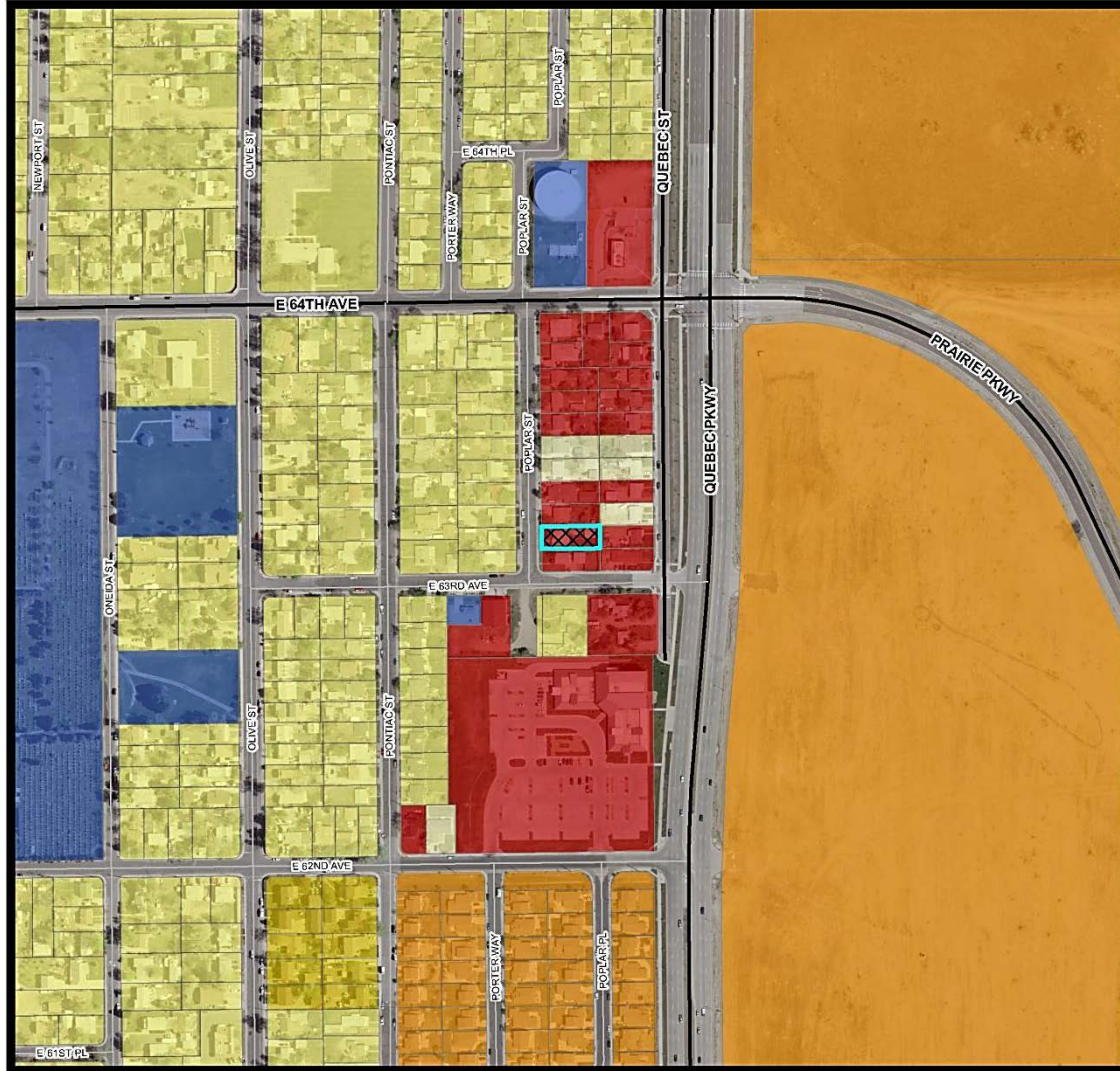


## Z-923-15

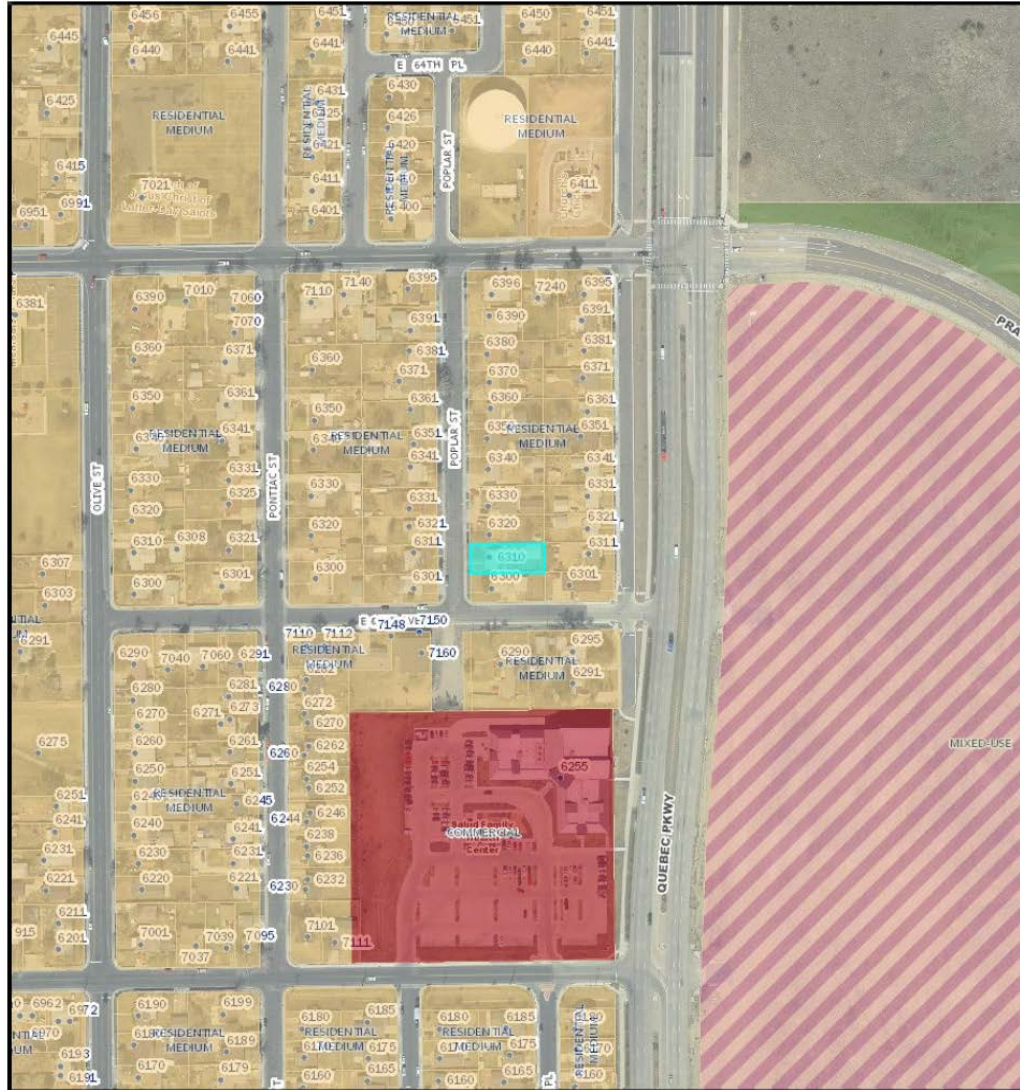
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Location: 6310 Poplar Street  
Applicant: Scott Josifek  
Request: Zone Change from C-3 to R-1

# Zoning: C-3



# Comprehensive Plan: Residential- Medium





# 6310 Poplar Street





# 6310 Poplar Street



# Case History

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- Platted in 1951.
- Existing home built in 1955.
- Annexed in 1962.
- Individual property owners along Poplar Street have since rezoned to R-1 to match residential use.



# Current Request

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- Change zoning from C-3 to R-1
  - Applicant submitted building permit to enclose porch.
  - Due to non-conforming status, no expansions of residential use can be permitted.
  - Zone change will match zoning with existing use and bring the property into legal and conforming status.



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# Planning Commission Analysis

- Existing home is currently non-conforming in C-3
  - Does not allow for expansion/enlargement
  - If the existing home were to be destroyed, it would not be allowed to be rebuilt as a residence.
- Applicant intends to invest in improvements for the home, but the non-conforming status limits the types of upgrades available for the property.
  - Exterior expansions not allowed
- Meets lot size and setback requirements for R-1
- Meets all approval criteria for zone change



# Zoning Approval Criteria

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- Consistent with the Comprehensive Plan
- Compatible with the area and surrounding uses
- Adequately served by utilities
- Serve and balance the uses in the surrounding area
- Public interest in changing zoning to match use



# Comments

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No comments in opposition to zone change



# Public Notification

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As of May 22, 2015, staff has received no responses to public notice.





# Fee Waiver

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- Application fees may be waived, in whole or in part, in certain qualifying situations.
- The standard fee must be paid at the time of application, and will be refunded if the fee waiver request is approved.
- The decision-maker responsible for approving or denying the underlying application shall consider and approve or deny the request for a waiver.



# Fee Waiver Criteria

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Must meet one of the following:

- Involves property damaged in a national, state, or locally declared disaster;
- Provides extraordinary charitable, civic, educational, or similar benefits to the community;
- Prevailing public interest in waiving, modifying, or refunding application fees;
- For residential properties:
  - Housing to help meet affordable housing targets
  - Housing owned by low-income households and will remain affordable for at least 5 years
  - Applicant qualifies as low income

# Planning Commission Recommendation

On May 5, 2015, the Planning Commission voted 5 – 0 to forward the request for a zone change from C-3 to R-1 to City Council with a recommendation for **approval**.

Planning Commission also voted 5 – 0 to forward the fee waiver request to City Council with a recommendation for **approval**.





**Staff is available to answer any questions.**

**The applicant is also present to speak on behalf of this request and to answer any questions that the Council may have.**

