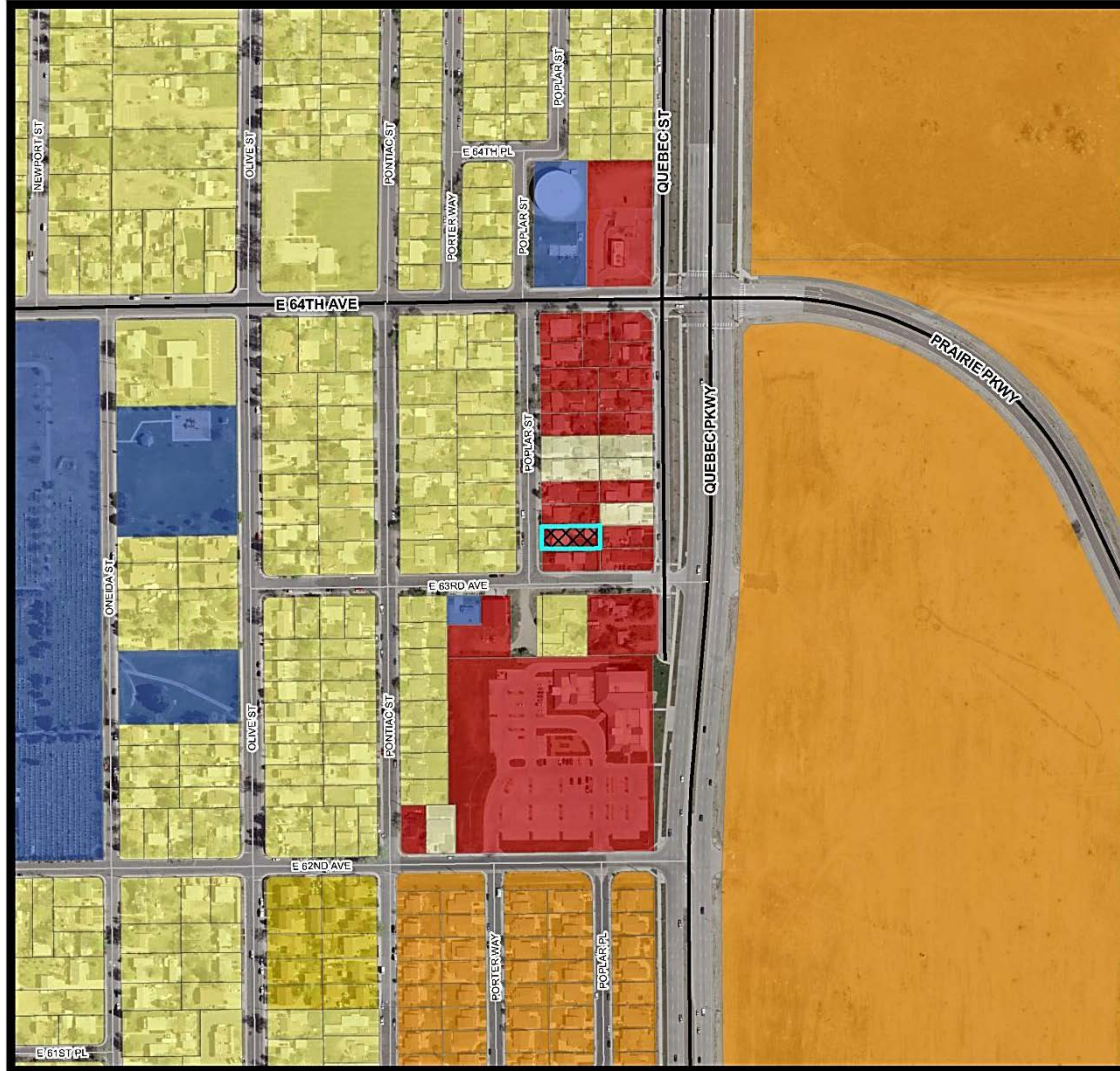




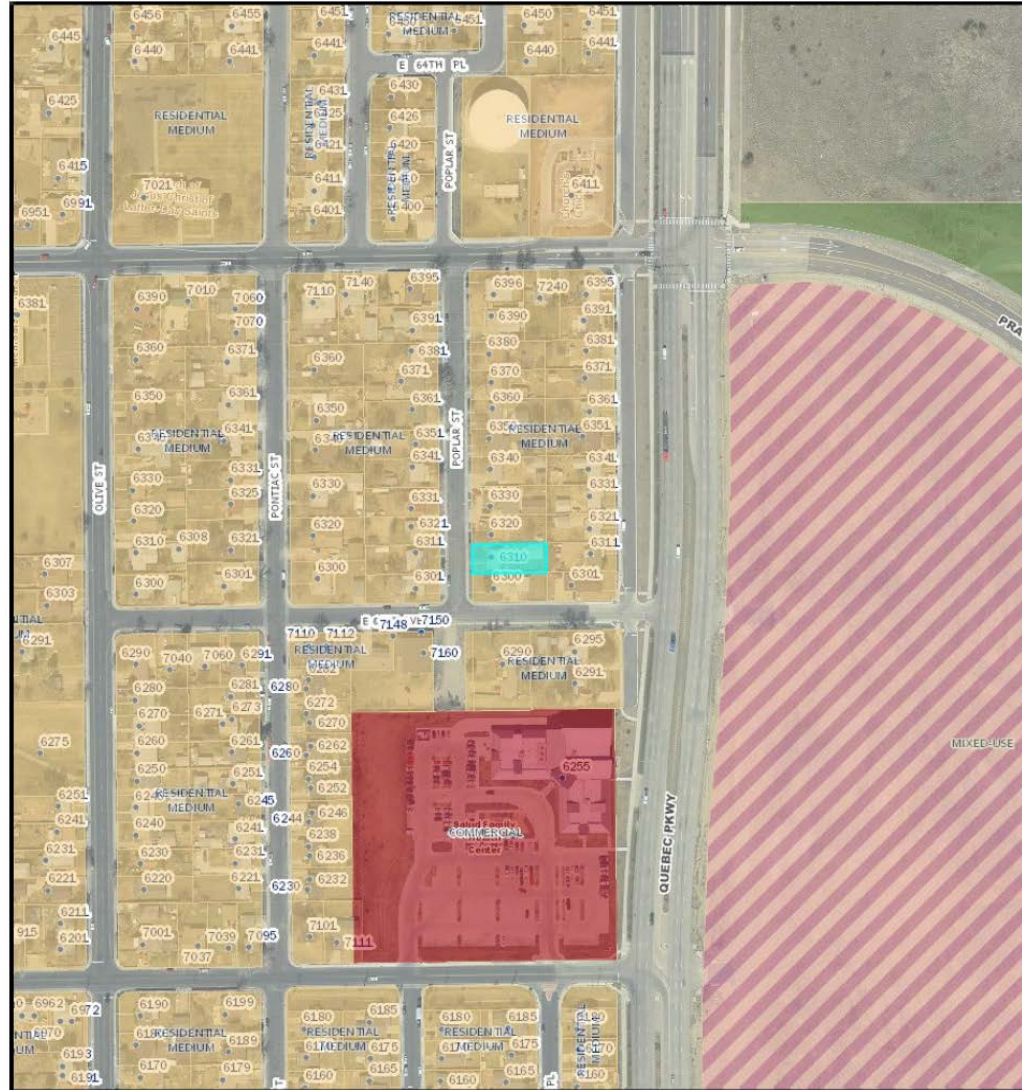
Z-923-15

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

- 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

- 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.



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

- 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

No comments in opposition to zone change



Public Notification

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



Fee Waiver

- 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

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.

