



## Legislation Text

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**File #:** ORD. 2016-233, **Version:** 1

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To rezone the properties known as 1400, 1404, 1408, 1410, 1412, 1414 and 1416 North 27th Street from the R-6 Single-Family Attached Residential District to the UB-2 Urban Business District and the properties known as 1401 and 1403 North 26th Street; 1418, 1420 and 1422 North 27th Streets; and 2603, 2605, 2607, and 2623 Nine Mile Road from the B-2 Community Business District to the UB-2 Urban Business District.

### O & R Request

**DATE:** June 21, 2016

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** Dwight C. Jones, Mayor (Patron: Mayor, by Request)  
**(This in no way reflects a recommendation on behalf of the Mayor)**

**THROUGH:** Selena Cuffee-Glenn, Chief Administrative Officer

**THROUGH:** Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**SUBJECT:** To rezone the properties in the block bound by Nine Mile Road, North 26<sup>th</sup> Street, T Street and North 27<sup>th</sup> Street from the B-2 Community Business District and the R-6 Single-Family Attached Residential District to the UB-2 Urban Business District.

#### **ORD. OR RES. No.**

**PURPOSE:** To rezone the properties known as 2603, 2605, 2607, and 2623 Nine Mile Road; 1401 and 1403 North 26<sup>th</sup> Street; and 1416, 1418, 1420 and 1422 North 27<sup>th</sup> Street from the B-2 Community Business District to the UB-2 Urban Business District and the properties known as 1400, 1404, 1408, 1410, 1412, 1414 and 1416 North 27<sup>th</sup> Street from the R-6 Single-Family Attached Residential District to the UB-2 Urban Business District.

**REASON:** The subject properties are zoned B-2 Community Business District and R-6 Single-Family Attached Residential District, which does not permit the proposed medical office building use and layout. A rezoning to UB-2 Urban Business has been requested to permit the proposed uses.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its September 6, 2016, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject properties consist of 16 parcels in the block bound by Nine Mile Road, North 26

<sup>th</sup> Street, T Street and North 27<sup>th</sup> Street. There is an alley that runs from T Street to Nine Mile Road that is proposed to be closed by a separate ordinance. The properties total approximately 1.23 acres. The subject properties are currently zoned B-2 and R-6. The majority of the lots are unimproved, with one of the lots having a single-family home. Neighboring properties include a mixture of uses including the Bon Secours Community Hospital to the east, single-family homes to the south and commercial uses to the north across Nine Mile Road.

The existing B-2 zoning permits a variety of commercial uses, including medical offices. However, the B-2 district requires buildings have a 25 feet front yard and permits parking between the building and the street. The R-6 zoning permits single- and two-family uses but does not permit the proposed medical office use. The proposed UB-2 zoning would allow for the medical office use as well as other commercial uses such as retail and restaurants. The UB-2 zoning requires buildings to address the street and prohibits parking between the building and the principal street.

The subject properties are currently designated for Institutional and Transitional Office land uses in the City's Master Plan. The Transitional Office land use designation recommends primary uses that are low-to-medium intensity professional, business and administrative offices, and medical and dental clinics that are compatible with adjacent residential uses and serve as separation between residential areas and nearby commercial or other higher intensity land use features. The Institutional land use designation recommends primary uses that are institutional in nature including hospitals and other care facilities. The request to rezone the properties from the B-2 and R-6 zoning districts to the UB-2 zoning district to allow for a medical office building is consistent with the recommendations found in the City's Master Plan.

**FISCAL IMPACT:** The Department Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**COST TO CITY:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**REVENUE TO CITY:** \$1,800 application fee

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** July 25, 2016

**CITY COUNCIL PUBLIC HEARING DATE:** September 12, 2016

**REQUESTED AGENDA:** Regular

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL AGENCIES:** City Planning Commission, September 6, 2016

**AFFECTED AGENCIES:** Office of Chief Administrative Officer; Law Department (for review of draft ordinance); and City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORDINANCES:** None.

**ATTACHMENTS:** Application Form, Applicant's Letter, Draft Ordinance, Survey, Conceptual Layout, Proffers

**STAFF:** Willy Thompson, Senior Planner; Land Use Administration (Room 511); 646-5734

*PDR O&R No. 16-12*