



Legislation Details (With Text)

**File #:** ORD. 2018-186 **Version:** 1 **Name:**  
**Type:** Ordinance **Status:** Adopted  
**File created:** 5/23/2018 **In control:** City Council  
**On agenda:** 7/16/2018 **Final action:** 7/23/2018  
**Title:** To amend Ord. No. 2008-111-133, adopted Jun. 23, 2008, which conditionally rezones the properties known as 1000 and 1100 Jefferson Davis Highway (also known as the Model Tobacco Site) from the M-1 Light Industrial District to the B-6 Mixed-Use Business District (Conditional), upon certain proffered conditions, to revise the proffered conditions.

**Sponsors:** Mayor Stoney (By Request)

**Indexes:**

**Code sections:**

**Attachments:** 1. Ord. No. 2018-186, 2. Staff Report, 3. Proffer Statement, 4. Application Form & Applicant's Report, 5. Surveys, 6. Map

Date	Ver.	Action By	Action	Result
7/23/2018	1	City Council	adopted	Pass
7/16/2018	1	Planning Commission	recommended for approval	
6/25/2018	1	City Council	introduced and referred	

To amend Ord. No. 2008-111-133, adopted Jun. 23, 2008, which conditionally rezones the properties known as 1000 and 1100 Jefferson Davis Highway (also known as the Model Tobacco Site) from the M-1 Light Industrial District to the B-6 Mixed-Use Business District (Conditional), upon certain proffered conditions, to revise the proffered conditions.

**O & R Request**

**DATE:** May 29, 2018 **EDITION:** 1

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

**THROUGH:** Levar M. Stoney, 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  
**RE:** To amend Ord. No. 2008-111-133, which conditionally rezoned the properties known as 1000 and 1100 Jefferson Davis Highway (also known as the Model Tobacco Site) from the M-1 Light Industrial District to the B-6 Mixed-Use Business District (Conditional), to amend certain

proffered conditions.

**ORD. OR RES. No.**

**PURPOSE:** To amend Ord. No. 2008-111-133, which conditionally rezoned the properties known as 1000 and 1100 Jefferson Davis Highway (also known as the Model Tobacco Site) from the M-1 Light Industrial District to the B-6 Mixed-Use Business District (Conditional), to amend certain proffered conditions.

**REASON:** The applicant is requesting an amendment to the proffers made part of Ord. No. 2008-111-133, which was approved by City Council on June 23, 2008. The 2008 rezoning request was made for the purposes of facilitating an adaptive reuse of the property primarily for residential 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 July 16, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject properties, occupying approximately 15.89 acres, are located on the northwest corner of Jefferson Davis Highway and Hopkins Road, in the Maury neighborhood of the Old South Planning District. The properties are currently occupied by the historic Model Tobacco site, which includes a 6-story Art Deco style building historically used as a tobacco factory. The properties also contain various other historic industrial buildings associated the manufacturing and production of tobacco

The applicant is proposing to adaptively reuse a majority of the existing buildings on the properties with a mix of uses. The primary use of the property is proposed as residential, with up to 600 dwelling units located in the existing buildings.

The intent of the B-6 zoning district is to encourage development of mixed land uses consistent with the objectives of the master plan and the downtown plan, and to promote enhancement of the character of development along principal corridors and in other areas. The district regulations are intended to encourage appropriate infill development on undeveloped land, promote adaptive reuse of underutilized buildings or enable redevelopment of properties where continuation of current uses or adaptive reuse is not feasible, depending on the character and needs of particular areas. The district regulations are also intended to safeguard the character of adjoining properties, to maintain existing streetscape character by providing continuity of building setbacks and heights, to enhance public safety and encourage an active pedestrian environment appropriate to the mixed use character of the district by providing for windows in building facades along street frontages, and to promote an environment that is conducive to preservation of important historic, architectural and cultural features that may exist within the district. Finally, the district regulations are intended to ensure adequate accessible parking and safe vehicular and pedestrian circulation, to facilitate a streetscape with minimum setbacks along principal street frontages and to provide for limited interruption by driveways and vehicular traffic across public sidewalk areas along principal street frontages.

The applicant proposes to develop the properties in a manner consistent with the B-6 Mixed-Use Urban Business District regulations. The applicant is proposing primarily residential use of the property with possible secondary office and commercial uses. The B-6 Mixed-Use Business District regulates minimum heights, maximum setbacks and the orientation of parking to the side or the rear of buildings.

The proffers are being amended to remove the condition requiring a swimming pool and to add a condition

requiring a landscaping, parking and streetscape plan be approved by the Director of Planning and Development Review prior to issuance of any building permits. All other conditions will remain as previously approved.

The Master Plan recommends "Mixed-Use" for the subject property, which includes "combinations of office, retail, personal service, general commercial, and service uses and, in some cases, multi-family residential and dwelling units above ground floor commercial" (p. 134). The B-6 district is a typical zoning classification to accommodate this land use category.

Specifically for the Jefferson Davis Highway, the Master Plan states that "revitalization of the Jefferson Davis Highway corridor is a high priority" (p. 274).

The surrounding properties are zoned M-1 Light Industrial and B-3 General Business and are occupied by a mix of uses, including commercial, office, and industrial.

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

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

**BUDGET AMENDMENT NECESSARY:** None.

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

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** June 25, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** July 23, 2018

**REQUESTED AGENDA:** Consent.

**RECOMMENDED COUNCIL COMMITTEE:** None.

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, July 16, 2018

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

**RELATIONSHIP TO EXISTING ORD. OR RES.:** Amendment of Ord. No. 2008-111-133.

**REQUIRED CHANGES TO WORK PROGRAM(S):** None.

**ATTACHMENTS:** Application Form, Applicant's Report, Draft Amended Ordinance and Proffers, Surveys,

Map

**STAFF:** Jonathan Brown, Senior Planner  
Land Use Administration (Room 511) 646-5734

*PDR O&R No. 18-39*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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