

CITY PLANNING DEPARTMENT



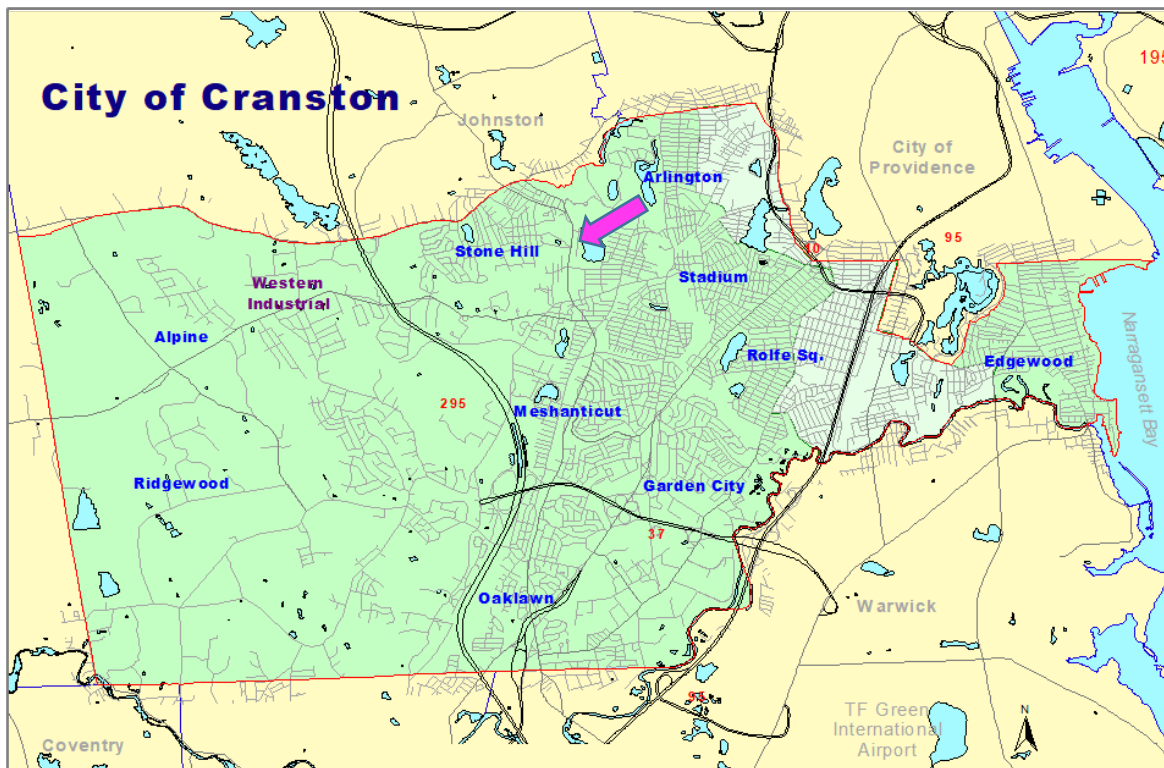
Memorandum – Ordinance Recommendation

To: City Plan Commission
From: Jonas U. Bruggemann, MSCRP - Senior Planner
Date: August 11, 2024
RE: Ordinance #02-24-08 – “495 Atwood Avenue”
Proposed Amendment – Zoning Ordinance

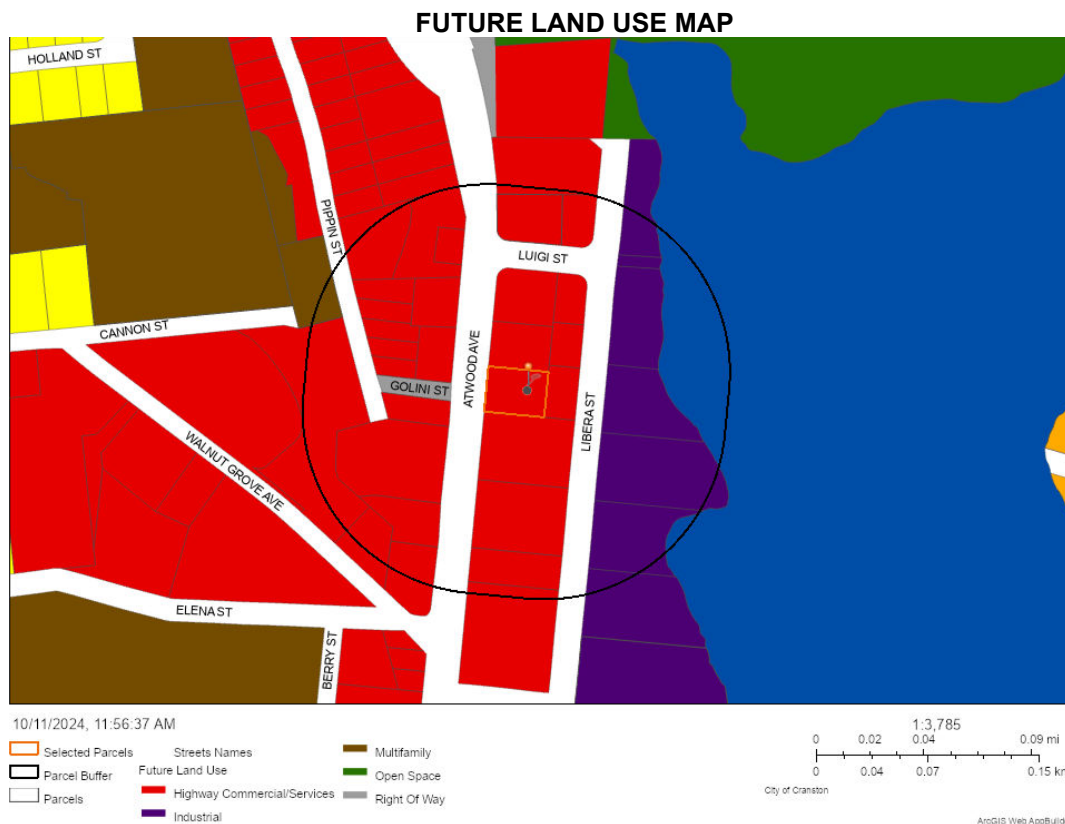
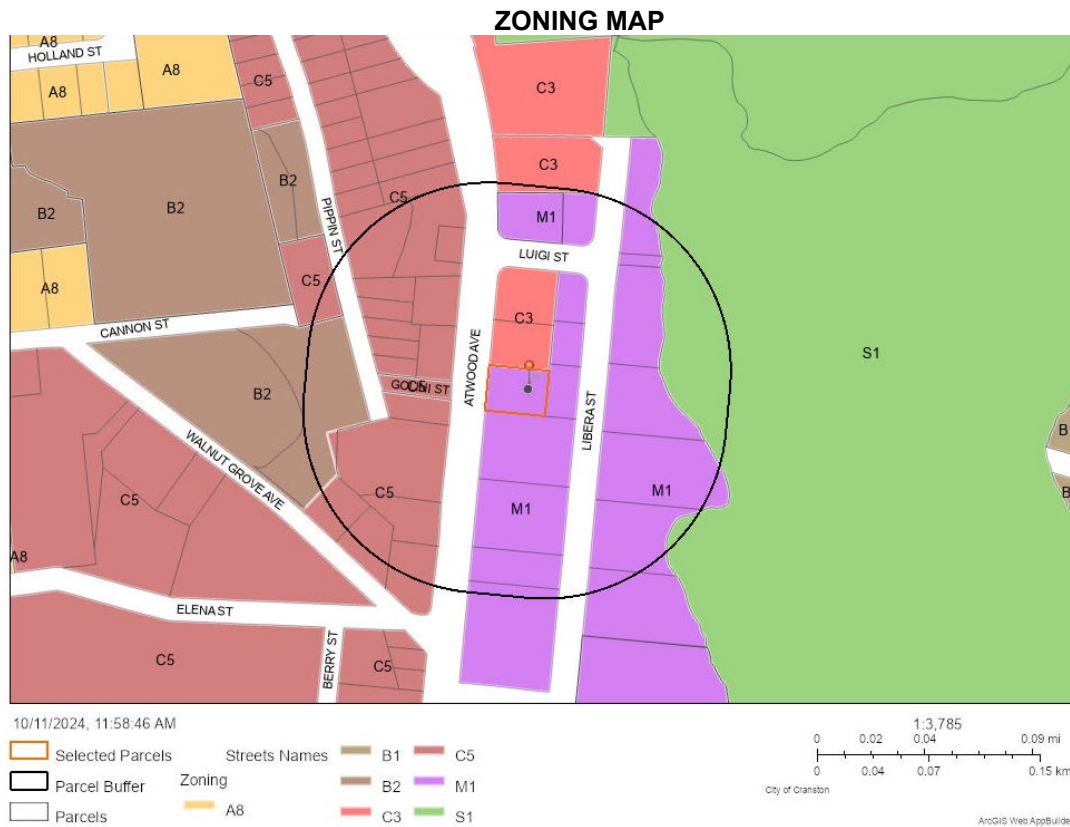
Proposal:

The Proposal amends §17.08.020(A) (the Zoning Map) of the Zoning Ordinance by changing the zoning designation of the property located at 495 Atwood Avenue, designated as Lot 3116 on Assessor's Plat 12, from M-1 (Restricted Industry) to C-3 (General Business).

LOCATION MAP



Ordinance #02-24-08



AERIAL VIEW



Aerial Date: March 2024

3D AERIAL VIEW



Source: ConnectExplorer (March 2024)

Ordinance #02-24-08

STREET VIEW



Source: Google Street View (October 2023)

Planning Analysis:

Rezoning the subject lot is specifically and explicitly supported by the Comprehensive Plan. 495 Atwood Avenue is listed in Appendix A as a property with zoning that is inconsistent with its Future Land Use Map designation of “Highway Commercial/Services” and recommends a zone change from M-1 to C-3.

The rezone request is consistent with the surrounding land uses. Abutting properties south and east are zoned M-1 but feature commercial uses and are also recommended for rezoning in Appendix A to match their Future Land Use Map designations of “Highway Commercial/Services”. The majority of the Atwood Avenue corridor features commercial uses in line with the corridor’s Future Land Use Map designation.

The proposed use of the site is categorized as “personal services”, an allowed use in the C-3 zoning district per §17.20.030 of the Zoning Ordinance.

At the time of the drafting of this Report, no tenant(s) has/have been identified for this property; however, this detail is not necessarily required at this stage of review. This is the initial step in the redevelopment process, and any necessary improvements that may be required as tenant(s) are identified can be addressed in later stages of review.

Findings of Fact:

In accordance with §17.120.030 of the Zoning Ordinance:

Comprehensive Plan Analysis

§17.120.030(A) requires that the City Plan Commission include, as part of its recommendation to the City Council; a statement on the general consistency of the proposal with the Comprehensive Plan.

The Comprehensive Plan speaks to ensuring that the zoning map is consistent with the Future Land Use Map (Goal LU-5 and Action LU-25). Additionally, the proposal will support the active redevelopment of an existing site (Policy ED-29) that is underutilized (Policy ED-23).

Additionally, the subject property is explicitly listed in Appendix A with the recommendation to be rezoned from M-1 to C-3 in order to realize consistency with the Future Land Use Map.

Based on the above, Staff finds that Ordinance 02-24-08 is consistent with the Comprehensive Plan.

Zoning Ordinance Analysis

§17.120.030(B) requires that the City Plan Commission include, as part of its recommendation to the City Council; a demonstration of recognition and consideration of each of the applicable purposes of the Zoning Ordinance.

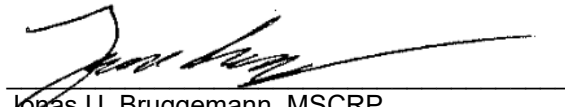
The Proposal offers area-appropriate avenues of redevelopment, (providing for a range of uses and intensities of use appropriate to the character of the city and reflecting current and expected future needs) which are additional to the existing development methods, (providing for orderly growth and development) in a manner consistent with the Comprehensive Plan, (Promoting implementation of the Comprehensive Plan), all of which retain a degree of oversight and regulatory review, (providing for efficient review of development proposals, to clarify and expedite the zoning approval process) which itself promotes the public health, safety, morals, and general welfare of the City.

Staff finds that the Proposal adequately addresses the appropriate purposes detailed in §17.04.010.

Recommendation:

In accordance with RIGL § 45-24-52 and §17.120.030 of the Zoning Ordinance, Staff finds this Amendment generally consistent with the goals and purposes of the Comprehensive Plan and is compatible with the general purposes of the Zoning Ordinance. Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and forward a **POSITIVE RECOMMENDATION** on the Application to the City Council.

Respectfully Submitted,



Jonas U. Bruggemann, MSCRP
Senior Planner

Cc: City Planning Director
File