

Comprehensive Plan Issues

Character Area: Transitional Neighborhood

Description: An area that has most of its original housing stock in place but housing conditions may be worsening due to low rates of homeownership and/or decline of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of uses that may be incompatible with the neighborhood residential use. These areas may be transitioning into a mix of single-family residential, multi-family, light office professional and light commercial uses. These areas are typically located in the older, core areas of the community.

Development Strategy: Focus should be on strategic public investments to improve conditions, allow appropriate infill development on scattered vacant sites, and encourage more homeownership and maintenance or upgrade of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes a more stable, mixed-income community with a larger percentage of owner-occupied housing. Vacant properties offer an opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area..

Goals and Policies:

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

Objective 3.1.3 – Promote the appropriate use of infill and redevelopment in established residential neighborhoods.

GOAL 4: NATURAL & CULTURAL RESOURCES – To provide for the continued protection of our natural and cultural resources for current and future generations.

POLICY 4.4 –The continued protection and utilization of historic resources shall be encouraged and actively supported.

Standards for the Exercise of Zoning Power (Review Criteria)

In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.

(1) Is the proposed zoning change consistent with the surrounding land use pattern and will it permit a range of uses that are suitable with regard to the use and development of adjacent and nearby properties?.	
Applicant:	Yes, the small block is comprised of both residential and professional parcels, as well as commercial parcels at the ends of the street.
Staff:	No. The surrounding area is dominated by a mixture of both residential and professional office type uses, but with an overall character that is “residential” in nature (older homes that have converted to offices, urban tree canopy, narrow streets with light traffic, etc..)
(2) How will the proposed rezoning will adversely affect the existing use(s) or usability of adjacent or nearby properties ?	
Applicant:	It will have no effect on the existing use or usability of adjacent or nearby properties.
Staff:	Some of the more intensive uses allowed by O-P zoning could be considered too intensive for this immediate area, and therefore have adverse impacts on surrounding properties.
(3) How does the property to be affected by a proposed rezoning have a reasonable economic use as currently zoned ?	
Applicant:	The property has previously housed the Stacey Abrams campaign, the Humane Society, and a doctor’s office as currently zoned. After the Human Society moved, the building remained unoccupied for quite some time.
Staff:	Yes. The subject property and all of its surrounding properties have been zoned R-P for many years and have successfully hosted a variety of professional office type uses, or residential uses during that time. R-P zoning is the only zoning district that offers this full range of professional and residential type uses.