

FOUR STATE AVENUE PARCELS

Regarding whether or not to re-designate four specific parcels along State Avenue from Low Density Neighborhood to Urban Corridor on the Future Land Use map

Summary of Comments

One public comment from Michael G. Gusa includes a request to re-designate 4 parcels on the south side of State Avenue between Chambers and Steel Streets from Low Density Neighborhood to the Urban Corridor land use designation.

Staff Analysis

The 4 parcels (outlined on the attached map) are the only parcels on the south side of State Street and east of Downtown (Eastside Street boundary) which have residential zoning (R6-12) - all other parcels are zoned High Density Corridor. Staff researched the City archives and found this dates as far back as the 1962 Zoning Map (zoning districts at the time were named Residential Single-Family and Highway Services-Suburban.) Staff could not locate a record as to why these parcels were treated differently, but assumes this may have been to provide a buffer for residential uses across State St.

In preparing their proposed future land use map, the Planning Commission recommended that the Urban Corridor land use designation match the boundaries of the existing High Density Corridor zoning. The Commission's intent was to keep their recommendation consistent with existing zoning; thus, the reason why the 4 parcels were kept in a residential land use designation. They did not analyze whether to include these 4 parcels one way or another. Preliminary analysis reveals both pros and cons:

PROS:

- It's not ideal to have these four single-family properties surrounded on three sides by commercial , adjacent and surrounded on 3 sides by the High Density Residential overlay
- From a long-term perspective, it may make better sense to allow these parcels to redevelop – how long will single family uses be viable here? The Martin Way triangle is with within 300'.
- Having a consistent land use designation for the entire length of the south side of that part of State Ave. would make it easier to implement future frontage improvements consistent with its Major Collector street classification.

CONS:

- Mr. Gusa only represents the interest of 2 out of 4 of the owners of property in question, and the other two property owners have not had time to comment.
- The proposal would reduce the buffer provided single-family uses directly across the street (which is a narrow street) and adjacent property owners have not had time to comment.
- More analysis is needed to determine whether the request can reasonably accommodate higher intensity development. For example, there is no alley behind these properties, and appears the two properties in the middle would

have a hard time locating waste bins or parking for multi-family or commercial uses (the types of zones consistent with Urban Corridor)

Based upon preliminary review and evaluation, staff believes the designation for these 4 parcels is worth exploring, however at this time there has not been adequate time for staff or public review. Mr. Gusa represents the interests of only two out of four owners of the properties in question. The other two property owners live out of state; staff has only been able to reach one of them, and she indicated that she has not had enough time to adequately consider and comment on the proposal.

If the designation is changed, the property owners would need to submit a rezone application to change the zoning from R6-12 to a zone consistent with Urban Corridor.

In the Public Hearing Draft

See Future Land Use Map in the Land Use Map

(A close-up of the zoning map is included here which highlights the parcels in question.)

Options

- 1) Do not change the land use designation of the four parcels at this time. Suggest the interested party submit a formal application for a Comprehensive Plan amendment (possibly with a concurrent rezone request) so that the proposal can be adequately reviewed and noticed to the public.
- 2) Change the four parcels from Low Density Residential to Urban Corridor on the Future Land Use map. Do not include the parcels in the adjacent High Density Neighborhood overlay.