



Our Lady of Mt. Carmel Rezoning and General Planned Development Plan

Resolution 06-2019

April 8, 2019

Rob Haigh, Planner II

Requested Council Action

- Recommendation for approval of a rezoning and General Planned Development Plan at 5612 S. Hickory Street
 - Reduction in minimum unobstructed open space when compared to R-3 zone
 - Existing conditions do not comply with R-3 unobstructed open space requirement
 - Reduction of front yard setback along northern property line
 - Aligns with existing structure

Overview

- Process
- Application Details
- Review Criteria & Analysis
- Recommendation
- Council Action

Process

- Staff Review and Recommendation
 - Staff recommends approval

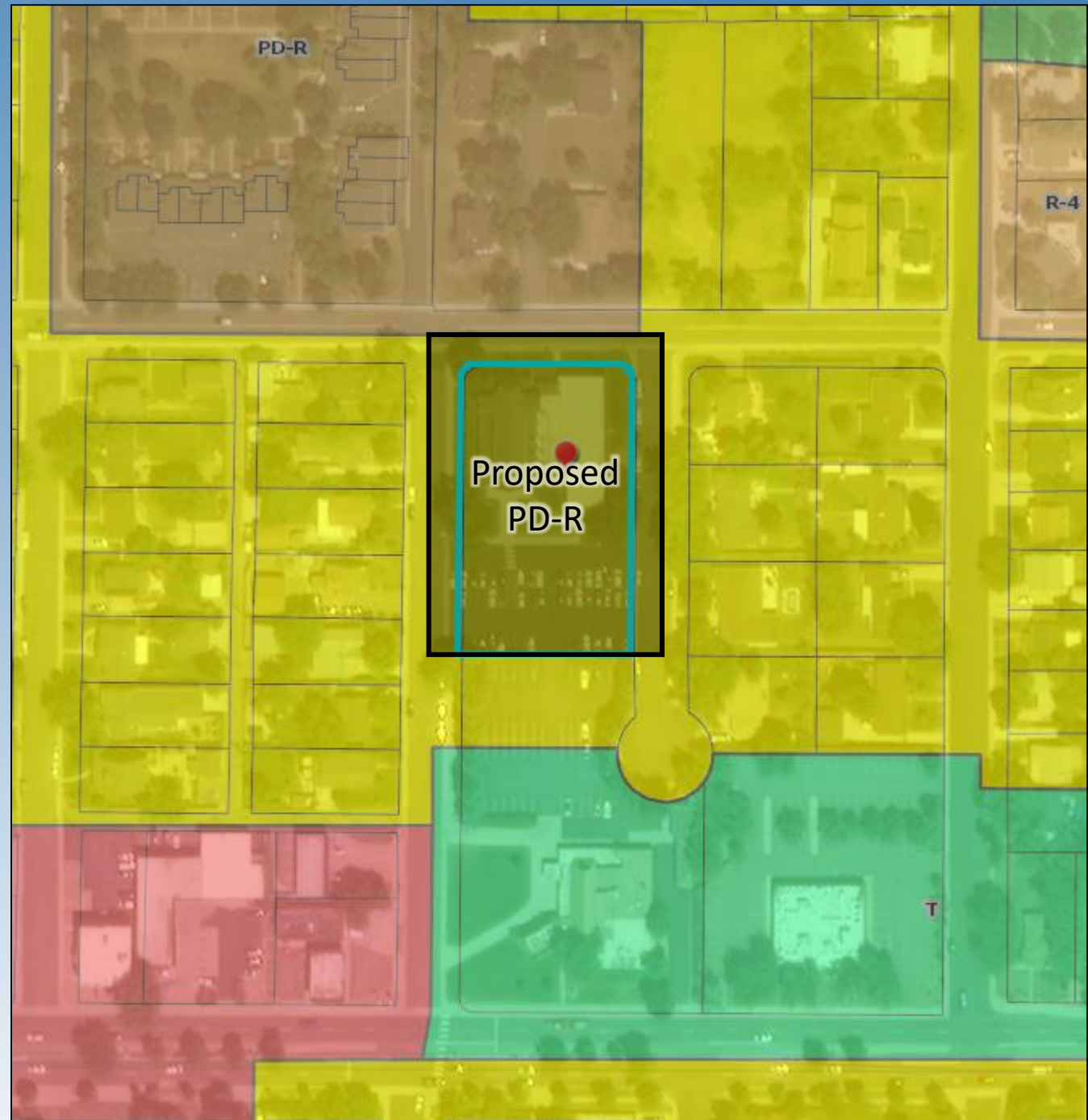
➤ **Planning Commission Review and Recommendation**

- Recommendation forwarded to city council
- City Council Review and Decision
 - Second Reading currently scheduled for May 7, 2019
- Final Planned Development Plan (Similar to SDP)
 - Administrative review for compliance with GPDP

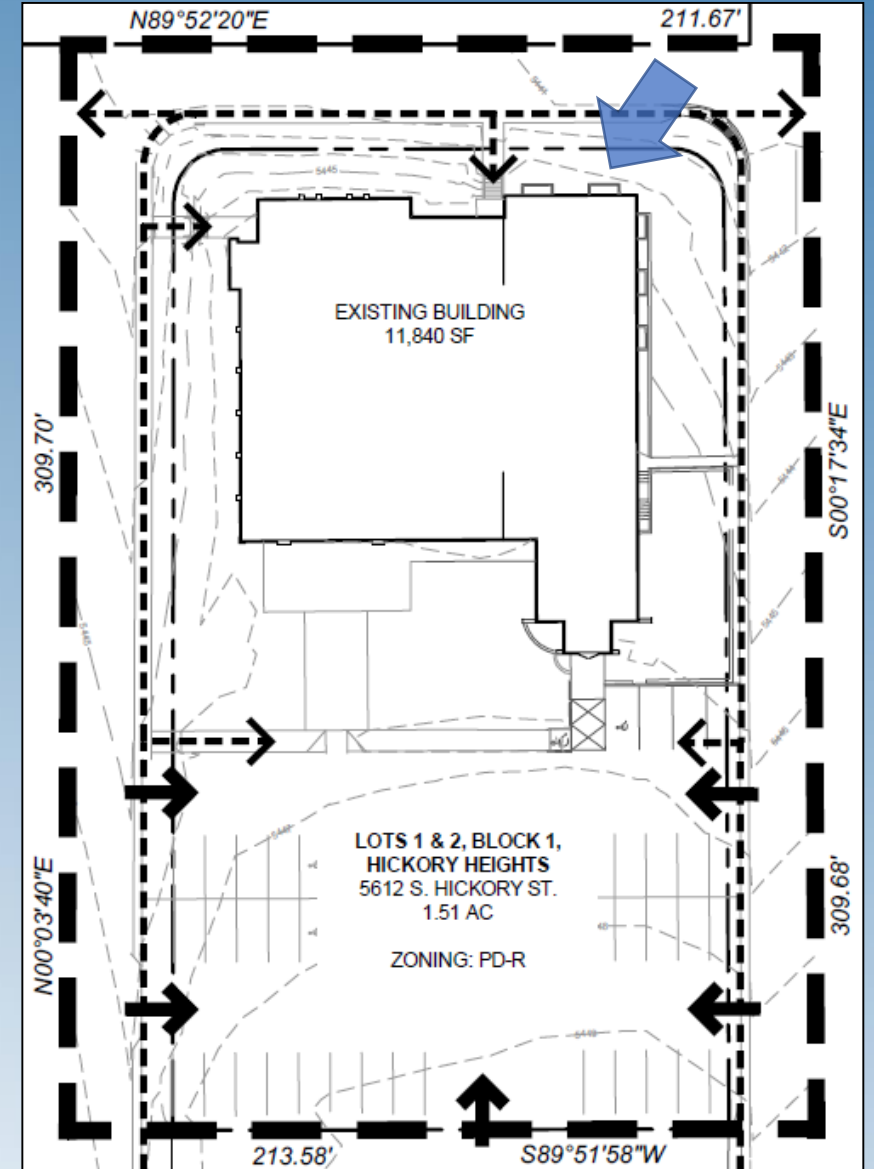
Application Details

- Current zoning: R-3
- Proposed zoning: PD-R
- Adjacent to PD-R & R-3
- Prospect Park

Neighborhood



Application Details - Illustrative Site Plan



Site Data Table

	Existing R-3 Zoning	Proposed PD-R
Principal Uses	See 10-3-2	Single-Family detached residential, churches, church facilities,
Minimum lot size	0.15 acres (6,500 sq. ft.)	0.15 acres (6,500 sq. ft.)
Building Setbacks	Front: 20 feet Rear: 20 feet Side (north/west): 5 feet Side (south/east): 10 feet Side street: 10 feet	Powers Ave (north): 10 feet Rear (south): 20 feet Side street: 10 feet
Parking Ratios	In conformance with 10-4-9 of the city's zoning regulations	In conformance with 10-4-9 of the city's zoning regulations
Unobstructed Open Space	50% minimum	25% minimum for churches and church facilities, 50% for single family residential
Maximum Building Height	30 feet	30 feet except that the height of steeples, bell towers or spires is not restricted to such limits and may be constructed to the height approved on the final SDP.

Review Criteria & Analysis

- PD Criteria:

Public health, safety, and general welfare



Creative and effective use of land and public or private services



Innovative development or redevelopment of all land uses to meet the contemporary needs of the community



Design and development of a site to the particular characteristics



Nature and intensity of development be supported



Comprehensive Plan



- Existing and proposed development



- Comments from affected agencies



Staff Recommendation

Approval

- All PD Criteria Met,
- All rezoning requirements met
- Complies with comprehensive plan and Prospect Park Neighborhood Plan

Commission Action

Applicant is requesting recommendation of approval for rezoning and Our Lady of Mt. Carmel Catholic Church GPDP

Options:

- Approval
- Approval with conditions
- Denial
- Continue to a Date Certain