



PLANNING ANALYSIS

ZONING CASE 19-Z-016

CRYSTAL FALLS COMMERCIAL ZONING

GENERAL INFORMATION

- Owner:** Crystal Ventures, LLC
- Current Zoning:** SFS-2-B (Single-Family Suburban)
- Proposed Zoning:** GC-2-A (General Commercial)
- Size and Location:** The property is located at 10990 E. Crystal Falls and includes approximately 2.85 acres.
- Staff Contact:** Michael Chenausky
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	SFS-2-B	Single-Family Residential
EAST	SFS-2-B HC-3-D	Single-Family Residential Industrial Manufacturing
SOUTH	GC-3-B	Undeveloped
WEST	SFS-2-B SFR-1-B	Single-Family Residential

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENT**GC – GENERAL COMMERCIAL:**

Features: Any use in LC plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 sq. ft.

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

SITE COMPONENT**TYPE 2:**

Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 35% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
- (2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
- (4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
- (5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
- (6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT**TYPE A:**

Features: 5 or more architectural features.

Intent:

- (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.
- (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.
- (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to

help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.

- (4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.
- (5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.
- (6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN STATEMENTS:

The following Comprehensive Plan statements may be relevant to this case:

- Provide a balanced mix of complementary uses that support a strong and diverse tax base.

FUTURE LAND USE CATEGORY

▪ NEIGHBORHOOD CENTER

Neighborhood Centers are the smallest of the three types of Centers. They typically serve a local population and provide a few daily convenience uses and personal services to surrounding neighborhoods, such as corner markets, day care centers, dry cleaners and salons. Neighborhood Centers should be walkable and well-connected to existing and planned neighborhoods.

Size: Neighborhood Centers typically have fewer than 30,000 square feet of commercial uses and serve the immediate surrounding neighborhoods.

Typical Uses: Retail and service-oriented businesses; small professional offices; small-lot single-family, townhouses, duplexes and quadplexes; churches, gyms, child care centers, and other civic and institutional uses; parks and public spaces.

Compatible Zoning Use Components: LC, LO, TF, SFT, SFL, PUD

▪ MIXED USE CORRIDOR

Areas along arterials between Centers that have available land should be developed to preserve the integrity of the corridor and maintain mobility.

Application: All land within approximately 500 feet of the outer edge of the right-of-way (typically one block deep) should be considered a part of the corridor.

Typical Uses: A variety of residential types, such as small-lot single-family, townhomes, duplexes and quadplexes, civic and institutional uses (schools and places of worship) and small professional offices that complement residential development. Limited neighborhood-serving commercial uses and higher-density residential are appropriate at intersections.

Design Standards:

- Limited parking between corridors and buildings
- Consistent landscaping and lighting
- Pedestrian-friendly development
- Low, monument style signage
- Transit-ready

Compatible Zoning Use Components: LC*,LO, TF, SFT, SFL, PUD

*LC is only appropriate at intersections

ANALYSIS:

The applicant has submitted a request to change the zoning of the property to GC-2-A (General Commercial) in order to allow for commercial style development with proposed uses of retail, bar/restaurant, and animal boarding. The property to the south is zoned General Commercial and is currently undeveloped. The adjacent properties to the east are Single-Family and Heavy Commercial. The property directly to the north is currently a Single-Family residence and the property to the west is zoned Single-Family.

The GC use component permits small to large scale commercial, retail, and commercial service uses as well as uses permitted by the LC (Local Commercial) and LO (Local Office) use components. Access to this component should be provided by an arterial street.

The Type 2 site component restricts the outdoor uses by not allowing outdoor storage or display, gas stations and car washes.

The Future Land Use Map currently designates this property as Neighborhood Center and Mixed Use Corridor. The applicant has proposed an amendment to the Comprehensive Plan in order to change the Future Land Use to Community Center, which would allow for the GC-2-A (General Commercial) zoning district.

STAFF RECOMMENDATION:

Staff recommends approval of the zoning change from SFS-2-B (Single-Family) to GC-2-A (General Commercial) contingent on the approval of the proposed Comprehensive Plan Amendment. This is an appropriate location for commercial uses due to the close proximity to the intersection of two arterials. This proposal is in compliance with the intent statements of the Comprehensive Plan and Composite Zoning Ordinance.