

MEETING DATE: January 11, 2022

STAFF: Brian L. Harker, Planner

PROJECT NAME: 501/505 N. Dodgion Street Rezoning

CASE NUMBER/REQUEST: Case 21-100-17 – Rezoning – Truman Heritage Habitat for Humanity requests to rezone Hockensmith Land – Lots 6 & 7 from I-1 (Industrial) and C-2/HL (General Commercial/Historic Landmark) to C-3 (Service Commercial) and C-3/HL (Service Commercial/Historic Landmark)

APPLICANT/OWNER: Christina Leakey, Truman Road Habitat for Humanity, Inc.

PROPERTY ADDRESSES: 501/505 N. Dodgion Street

SURROUNDING ZONING/LAND USE:

North: I-1 (Industrial)...single-family residences
South: I-1 (Industrial)...basketball court
East: I-1 (Industrial)...single-family residences
West: I-1 (Industrial)...warehouses and storage lot

PUBLIC NOTICE:

- Letters to adjoining property owners – December 22, 2021
- Public Notice published in the Independence Examiner – November 26, 2021
- Sign posted on property – November 26, 2021

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on February 7th and the public hearing/second reading on February 22nd.

RECOMMENDATION

Staff recommends **APPROVAL** of this rezoning request.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION: Truman Habitat for Humanity, Inc. requests to rezone Hockensmith Land – Lots 6 & 7 the property, at 501/505 N. Dodgion Street from I-1 (Industrial) and C-2/HL (General Commercial/Historic Landmark) to C-3 (Service Commercial) and C-3/HL (Service Commercial/Historic Landmark).

Current/Proposed Use:	Office/Commercial business	Acreages:	121,516-square feet 128,005-square feet
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BACKGROUND:

The applicant is requesting to rezone two lots (with two existing structures) from 1-1 and C-2/HL to C-3 and C-3/HL to permit a two-lot property to be replatted into one new lot and have a single zoning (C-3) throughout and that would allow for the existing and proposed uses at each end of the property. The 121,516-square foot northern lot contains the Habitat ReStore recycling center and the 128,005-square foot southern lot contains the historic Young School to be used as office space and a homeownership education center.

Truman Heritage Habitat for Humanity, Inc. has owned the properties since 2011. The Habitat ReStore has been in operation since 2012. Until now, the Young School building has been vacant while Truman Habitat raised funds for its renovation. Truman Habitat intends to preserve the historic Young School and return it to use for the purpose of educational services and homeownership support.

The southern end of the property, being the site of the school with Historic Landmark status, will be reviewed by the City's Heritage Commission, on January 6th, prior to the Planning Commission meeting.

ANALYSIS

The Proposal's Consistency with *Independence for All*, Strategic Plan:

The proposal is consistent with the Strategic Plan's stated Mission of, "Transforming our community through engagement, innovation, and sustainable services."

Comprehensive Plan Guiding Land Use Principles for the Current Designation:

The City Comprehensive Plan recommends Residential Established Neighborhood uses for this site. "(C)ommercial developments...and civic uses are also common in neighborhoods."

Historic and Archeological Sites: The southern portion of the property has Historic Landmark Status. It is the site of a historic school.

Access: Vehicular access is via the driveway on the northern portion of the property. Most available parking will continue to be on the northern portion of the property. There will continue to be pedestrian access to the old school building from N. Dodgion Street via the old concrete stairs and sidewalk. They are in need of repair.

Landscaping: The applicant will provide landscaping per Code. Some of the existing plantings on the property can count toward the required total.

Public Utilities:

As this is a long-established commercial/institutional property, all utility services are existing.

REVIEW CRITERIA

Recommendations and decisions on rezoning applications must be based on consideration of all the following criteria:

1. Conformance of the requested zoning with the Comprehensive Plan.

The Comprehensive Plan envisions Residential Established Neighborhoods for this property. The proposed rezoning, although not consistent with the Comp Plan, is consistent with the surrounding existing zoning and uses.

2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.

There are no neighborhood or sub-area plans for this area.

3. The compatibility of the proposed zoning with the zoning and use of nearby property, including any overlay zoning.

This proposed C-3 zoning is consistent with the Industrial zoning to the north, west and south of this property.

4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.

The proposed zoning, and its allowed uses would be compatible with the other industrial properties in the neighborhood.

5. The suitability of the subject property for the uses to which it has been restricted to under the existing zoning regulations.

The property's existing C-2 zoning is suitable for the office and educational uses on the southern lot and the property's I-1 zoning is compatible with the recycling center use on the more northern lot, but not its educational and support service components. The C-3 District, would allow both uses on the same lot.

6. The length of time the subject property has remained vacant as zoned.

This is not applicable to the northern portion of the property. The school on the southern portion of the property has been vacant for decades. The rezoning will allow the adaptive reuse of the historic structure.

7. The extent to which approving the rezoning will detrimentally affect nearby properties.

The rezoning will not have detrimental effect on area properties. The Restore use has been in operation for about 9 years. The rezoning would allow both uses to coexist on the same lot.

8. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

If the rezoning is denied, it would have a negative effect on the owner being able to utilize the historic southern portion of the property.

EXHIBITS

1. Applicants Letter
2. Application
3. Notification Letter/Affidavit

4. Address List
5. Area Map
6. Comp Plan map
7. Zoning map