
MEETING DATE: January 24, 2023

STAFF: Brian Harker, Planner

PROJECT NAME: 420 Main Multiple-Family Renovation

CASE NUMBER/REQUEST: **Case 22-100-22 – Rezoning/Preliminary Development Plan – 420 S. Main Street** – A request by Mark Turnbough with Summit Holdings Group, LLC, to rezone the property from C-2 (General Commercial) to R-18/PUD (Moderate Density Residential/Planned Unit Development).

APPLICANT/OWNER: Summit Holdings Group, LLC
Matt Turnbough & Monte Nordeen

PROPERTY ADDRESS: 420 S. Main Street

SURROUNDING ZONING/LAND USE

- North:** District C-2 (General Commercial)...commercial building
- South:** District R-6 (Single-Family Residential)...single-family houses
- West:** District I-1 (Industrial)...industrial building
- East:** District-R-6 (Single-Family Residential)...single-family houses

PUBLIC NOTICE:

- Letters to adjoining property owners – January 4, 2023
- Public Notice published in the Independence Examiner – November 29, 2022
- Signs posted on property – January 5, 2023

FURTHER ACTION:

Following action by the Planning Commission, this rezoning request is scheduled for first reading by the City Council on February 20, 2023 and the public hearing/second reading on March 6, 2023.

RECOMMENDATION

Staff recommends **APPROVAL** of this Rezoning/Preliminary Development Plan with the following conditions.

1. Development shall be in accordance with the preliminary development plan dated January 5, 2023.
2. That the applicant obtain all appropriate building permits required by City Code.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

Current Zoning:	C-2 (General Commercial) Since 1965	Proposed Zoning:	R-18/PUD (Moderate Density Residential/PUD)
Current Use:	Unused office building	Proposed Use:	Multiple-Family Residences
Lot Size:	30,923-square feet		

PROPERTY HISTORY:

This property has been zoned C-2 (General Commercial) since 1965. The lot was developed with a 12-unit, colonial-style, office building in the 1970's.

PROPOSAL:

Matt Turnbough & Monte Nordeen intend to convert the underutilized office building located at 420 S. Main Street into a multiple-family structure. The project would eliminate a commercial lot on a block that is mostly commercial or industrial in use. Its redevelopment would renovate a vacant property providing 12 apartment units located at the northwest corner of Main Street and Elm Street.

The apartments would be one or two bedrooms and rent for \$825 and \$1,100 per month. Each unit would have individual electrical meters.

Six-foot tall decorative, opaque fences along the south and west property lines and adjacent to the Pergola. Further, landscaping would buffer the building from the industrial uses to the west. Improvements would include resurfacing the parking lot and adding green spaces with plantings (including in islands and endcaps). Architectural elements added would include a dark roof, façades repainted white, wrought iron accents and antique gas lights. The renovated building would also have magnetic security doors and units with individual laundry hook-ups.

PHYSICAL CHARACTERISTICS OF PROPERTY:

The office building is a red brick, colonial-like structure with two-floors of tenant spaces (some with their own exterior doors). The office building is arranged with six-units on the bottom and six-units on the top.

CHARACTERISTICS OF THE AREA:

Underutilized industrial properties lie to the west and a union hall lies to the north. All the buildings were built in recent decades. To the east and south are single-family residences, most in generally good repair and attractive. They include a mixture of late nineteenth, early twentieth and mid-twentieth century construction.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

An objective of the City's Strategic Plan is, 'Building new housing units to fill a market need.'

Comprehensive Plan Guiding Land Use Principles:

The Plan recommends these two properties for Residential Urban Neighborhoods. Those are residential areas with nearby neighborhood retail that includes a mix of housing that provide for a diverse range of housing types. This property is adjacent to the South Main neighborhood. A few years ago, the City approved a rezoning for South Main area. This rezoning changed the zoning classification from R-12 and R-18 to R-6. The neighborhood is predominately single-family homes with a few churches and duplex and/or multifamily units sprinkled within the neighborhood.

The South Main neighborhood is identified in the Historic Preservation Master Plan. The South Main Neighborhood was originally made up of stately homes and large lots owned by Independence professionals and business owners, many of whom worked on the Independence Square. Several of these grand dwellings are individually listed in the National Register of Historic Places. Properties at the northernmost and southernmost ends of the South Main Neighborhood have suffered the most from demolition, questionable alterations, and inappropriate infill.

The Comprehensive Plan calls for infill activity that should blend with the character of the existing neighborhood. The proposed zoning change with its redevelopment improvements could be an improvement to the neighborhood.

Sub-Area Plans:

The site is not located within any sub-area plan areas.

Zoning:

The proposed R-18/PUD (Moderate Density Residential/Planned Unit Development) zoning classification allows for two-family and multiple-family dwellings and various other uses (schools, churches, government facilities, cemeteries, home-based daycare, agriculture and others with conditions). Currently, the tract is zoned C-2 (General Commercial) which allows for retail, office, restaurants, banks, business and personal improvement services, hotels, construction services, daycare centers, nursing homes, government facilities, churches, employment agencies, funeral and interment services, schools, colleges and universities, veterinary and animal boarding services, sports and entertainment facilities, medical services, repair services and crop agriculture.

Historic and Archeological Sites:

There are no apparent historic/archeological issues with this property.

Floodplain/Stream Buffer:

There is not a floodplain or Stream Buffer zone present on the property.

Public Utilities:

All utility services are adjacent to the property and are operational.

Landscaping:

The office building and its front and rear parking lot set against the southern property line, so most of the existing green space, including existing trees, lie on the northern side of the lot.

The applicant proposes to add a new six-foot opaque fence dividing the subject property from the single-family properties to the south. The same style of fencing will provide a degree of privacy from the commercial structures to the north. The front parking lot will be redefined with additional landscaping islands, an additional street tree, and a monument sign.

Also proposed on the preliminary development plan is a strip of landscaping along the length of the rear (west) parking lot that softens the existing masonry walls that belongs to the industrial properties to the west. To the north and to the rear of the property, the trash enclosure with landscaping and with a roof and cupola to match the rebuilt one on the main structure. A new feature includes the barbecue/picnic area designed to accommodate the rental occupants in a landscaped open area near a grove of large trees. At the final development plan stage staff will ensure compliance with the UDO's landscaping requirements.

Parking:

More than twice as many parking spaces will be provided than is required by the Code. The parking lot is to be resurfaced and striped. Total parking is to be twenty-seven spaces that includes two handicapped spaces. This is more than two per unit.

Amenities:

A pergola will be constructed in the green space north of the north parking row to be a gathering place for residents.

Public Improvements:

No public improvements would be required.

CIP Investments:

The City does not have any capital improvements planned near this site.

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 Urban Neighborhood use for this area. The Plan calls for infill activity that should blend with the character of the existing neighborhood;
- 2. Conformance of the requested zoning with any adopted neighborhood or sub-area plans in which the property is located or abuts.**
The site is not located within any sub-area plan area;
- 3. The compatibility of the proposed zoning with the zoning and use of nearby property, including any overlay zoning.**
This site abuts single-family zonings and uses to the south and east, commercial zonings and uses to the north and industrial zonings and uses to the west;
- 4. The compatibility of the proposed zoning and allowed uses with the character of the neighborhood.**
The proposed zoning change with its redevelopment plan, could be an improvement to the neighborhood.
- 5. The suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations.**
The existing zoning is appropriate for the Square area, but it is not located along a high-traffic commercial street;

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

This office building has been underutilized for many years;

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

The proposed zoning is consistent with the Residential Urban Neighborhood land use category;

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, the owner may have difficulty leasing the space for office use.

EXHIBITS

1. Applicant's Narrative
2. Application
3. Notification letter
4. Property mailing list
5. Mailing affidavit
6. Aerial Photograph
7. Plan Set
8. Rent Rolls
9. Comp plan map
10. Zoning map
11. Letter of Support