
ORDINANCE NO. O-1718-22

ITEM NO. 11

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Jackrock, L.L.C.
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development District
EXISTING ZONING	R-1, Single Family Dwelling District
SURROUNDING ZONING	North: R-1, Single Family Dwelling District East: R-1, Single Family Dwelling District South: C-2, General Commercial District West: C-2, General Commercial District
LOCATION	428 W. Johnson Street
SIZE	.2 acres more or less
PURPOSE	Office Use or Single Family Residential Use
EXISTING LAND USE	Low Density Residential
SURROUNDING LAND USE	North: Single Family Dwelling East: Single Family Dwelling South: Performance HVAC Shop West: Precision Builders Office and Warehouse

SYNOPSIS: This is the first application for the recently adopted Simple Planned Unit Development (SPUD) ordinance; SPUD zoning designation allows property owners to design individual zoning regulations for property under five acres.

The applicant is requesting to rezone from R-1, Single Family Dwelling District, to Simple Planned Unit Development (SPUD). The applicant is proposing to utilize the existing three-bedroom, one bathroom, single family house as an office for SPM Management Company. The applicant is the owner JACKROCK L.L.C that owns the property and the owner of SPM Property Management Company.

ANALYSIS: The facts of this SPUD include:

1. **USE:** The applicant will use this property as an office for SPM Management Company only; the house will not be used as a dwelling while SPM uses this location for their office. The house may only be used for a single family dwelling if SPM moves from this location; no other types of offices, business or commercial uses will be allowed under this SPUD at this location. The SPM office will operate Monday through Friday from 8 a.m. to 5 p.m. and pick up mail during the weekend. There are a total of four employees, all related to the owner, which will be working at the office and only one to two customers are expected to visit the office at a time.
2. **OPEN SPACE:** The open space is 76%; all structures and paved surfaces cover 24% of the lot. The lot is 8,776 square feet and buildings and paving are 2,110 square feet. All existing trees and landscape are to remain in place.
3. **PARKING:** There are six parking spots available in the driveway; four for employees and two spaces for customers.

ALTERNATIVES/ISSUES:

- **IMPACTS** The applicant's request for a SPUD for the SPM Management Office should not create any negative impacts on the surrounding area. The side yard of this site fronts on Flood Avenue. There are various businesses that front Flood Avenue from Acres Street north to Robinson Street. For example, there are used car dealerships, retail shops, offices, convenience stores, pet groomers and auto repair shops. On the south side of West Johnson Street from Flood Avenue east to University Boulevard, all the houses' back yards abut commercial and industrial businesses.

This request is for a small scale office which is similar to surrounding businesses that front Flood Avenue.

- **ACCESS** The existing access is on West Johnson Street; this is the only access to the site and only allowed access under this SPUD.
- **SITE PLAN** This site is on the southeast corner of West Johnson and Flood Avenue; the side yard fronts Flood Avenue and the front faces West Johnson. The existing house will be utilized for the office. No additions or expansions of the existing structure will be allowed under this SPUD.

The R-1, Single Family Dwelling District area regulations will apply under Section 421.0 3, and only a single family dwelling and accessory buildings will be permitted under this SPUD. Furthermore, any new structure must be in the same architectural character of the existing neighborhood.

OTHER AGENCY COMMENTS:

- **PARK BOARD** Park land dedication is not required for an existing single family dwelling that is requesting a change in use to office.
- **PUBLIC WORKS** This is a platted lot; Lot 14, Block 5, Sooner Homes Addition. All public infrastructure is in place.

STAFF RECOMMENDATION: This request for a SPUD, for the use of only the SPM Management Office, at this location is similar to other businesses on Flood Avenue. Staff supports and recommends Ordinance No. O-1718-22.