

Tab 2

- a. DIRK V. HANKINS REZONE Z-09-02

**HANKINS**  
**708 3rd Street Drive West**  
**CHANGE OF ZONING (Z0902)**

**GENERAL LOCATION/PARCEL SIZE**

Location: 708 3<sup>rd</sup> Street Drive West  
DPID# 3107100004  
Size: 60' x 120'

**EXISTING LAND USE/ZONING CATEGORY**

Site: Future Land Use: RES 14 (Residential 14 DU/ac – City)  
Zoning: GO (General Office – City)

**REQUESTED LAND USE/ZONING CATEGORY**

Future Land Use: No Change  
Zoning: RS-4 (Single Family Residential)

**SURROUNDING PROPERTY ZONING DISTRICT(S)/USES**

	<u>Future Land Use</u>	<u>Zoning</u>
North:	RES 14 (Residential 14 du/ac – City)	RM-6 (Multi-family Residential)
South:	RES 14 (Residential 14 du/ac – City)	RM-6 (Multi-family Residential)
East:	RES 14 (Residential 14 du/ac – City)	RM-6 (Multi-family Residential)
West:	RES 14 (Residential 14 du/ac – City)	GO (General Office – City)

**SUMMARY AND STAFF RECOMMENDATION**

Pursuant to Appendix B, the Zoning Code, Sec. 11.3 (d), Dirk V. Hankins, of 708 3<sup>rd</sup> Street Drive West, is requesting a change in the zoning from GO (General Office – City) to RS-4 (Single-family Residential) for permitted residential use.

Each rezoning must meet the requirements pursuant to Appendix B, the Zoning Code, Sec.11.4(b)

(1) The need and justification for the change:

The applicant wishes to sell the property to an interested buyer who is pursuing a loan through the FHA (Federal Housing Authority). The FHA requires a residential lot be within a residentially zoned district. The Hankins property is currently zoned GO (General Office – City), which is not an acceptable district. RS-4 (Single Family Residential) is an acceptable district to obtain financing through the FHA.

(2) The effect of the change, if any, on the particular property and on surrounding properties:

The current zoning district of GO is compatible with the surrounding office uses; however, the proposed RS-4 residential district would also be consistent with the surrounding uses, as this neighborhood is predominantly mixed residential with commercially zoned parcels to the west.

(3) The amount of underdeveloped land in the general area and in the city having the same classification as that requested.

There are no RS-4 districts directly adjacent to the parcel. There is land zoned RS-4 in the area and in other locations throughout the City. This parcel is adjacent to other surrounding residential uses, which includes both single family and multi family; therefore satisfying any compatibility concerns. Rezoning to the more popular RM-6 would create a non-conforming lot, and additionally, a single family home is not a permitted use.

(4) The relationship of the proposed amendment to the purposes of the Comprehensive Plan with appropriate consideration as to whether the proposed change will further the purposes of this Code and the Comprehensive Plan.

The proposed rezone will support the purposes of the Comprehensive Plan for this area. The proposed zoning classification of RS-4 is consistent with the purposes of the FLU designation in the Comprehensive Plan. At this time, maintaining residential uses in the downtown area is one of the components of a sustainable community.

## **1.0 FUTURE LAND USE**

### **Topography, Soil Conditions and the Availability of Facilities and Services**

Policy 1.1.3: Availability of public facilities and services shall be concurrent with the impacts of new development and shall meet established level of service standards. In redevelopment areas, local government shall assist in correcting deficiencies. [9J-5.006(3)(c)3.] --

#### **Adequate public facilities exist in the vicinity of the project.**

Policy 1.1.4: New development shall be permitted only where adequate drainage and storm water management, open space, and traffic flow and parking are provided. In redevelopment areas, local government shall assist in correcting deficiencies. [9J-5.006(3)(c)4.]

**This rezone is for an existing single family lot. Any drainage issues have been previously met and will not be affected by this request.**

## **2.0 TRANSPORTATION ELEMENT**

### Level of Service

Policy 2.1.1: The level of service standard for collector and arterial roadways in the City shall be LOS "D", peak hour.

**No traffic study will be required for this rezone. There is no change of use or intensity requested.**

## **SANITARY SEWER**

### Reclaimed Water Use

Policy 4.3.1: Require the use of reclaimed water to irrigate recreational, agricultural, and future development.

**The lot is served with reclaimed water.**

Policy 4.3.4: Require the construction of an on-site distribution system for the transmission of reclaimed water in all new and future development projects.

**The lot is served by City waste water services.**

## **6.0 STORM WATER MANAGEMENT**

### Surface Water

Objective 6.3: To ensure that the quality of surface water within the City is maintained, and where unacceptable, improved.

- Appropriate on-site retention or detention in accordance with adopted local and state regulations including filtration, infiltration, establishment of littoral zones in wetland areas and the use of grassy areas for filtration;
- Protection of wetlands and environmentally sensitive areas; and
- Management and protection of the quantity, timing and quality of water releases and discharges.

**No new conditions will be created; therefore, none of the above requirements apply to this rezone application.**

## **7.0 POTABLE WATER**

### **Maximize Existing Facilities**

Objective 7.2: The City shall require that existing and new development maximize the use existing potable water facilities.

**There is existing potable water available to serve this site.**

Policy 7.2.1: The City shall require the use of low-volume plumbing fixtures for all new construction in accordance with the requirements of the most recently adopted Standard Plumbing Code.

**This requirement does not apply to this rezone.**

Policy 7.2.2: The City shall continue to encourage the use of xeriscape in all landscaping projects.

**This requirement does not apply to this rezone.**

Policy 7.2.3: Where lines are available, the City shall require new development and redevelopment to connect to the reclaimed water system.

**This requirement does not apply to this rezone.**

**Staff Recommendation.** Staff recommends APPROVAL of the proposed rezoning request from GO (General Office – City) to RM-4 (Single-family Residential). This recently remodeled single family home serves as a positive asset to this mixed use area. Rezoning this to RM-6 would create a non-conforming lot. By designating this parcel as RM-4, we are maintaining the current land use as single family and preserving the existing character of the neighborhood. The current zoning designation of GO does not support a single family home as well.

### **PLANNING AND ZONING BOARD ACTION**

The Planning and Zoning Board shall recommend **APPROVAL** or **DENY** the proposed change of zoning.

### **CITY COUNCIL ACTION**

The City Council shall **APPROVE** or **DENY** the proposed change of zoning.

# ZONING



**ZNS ENGINEERING**  
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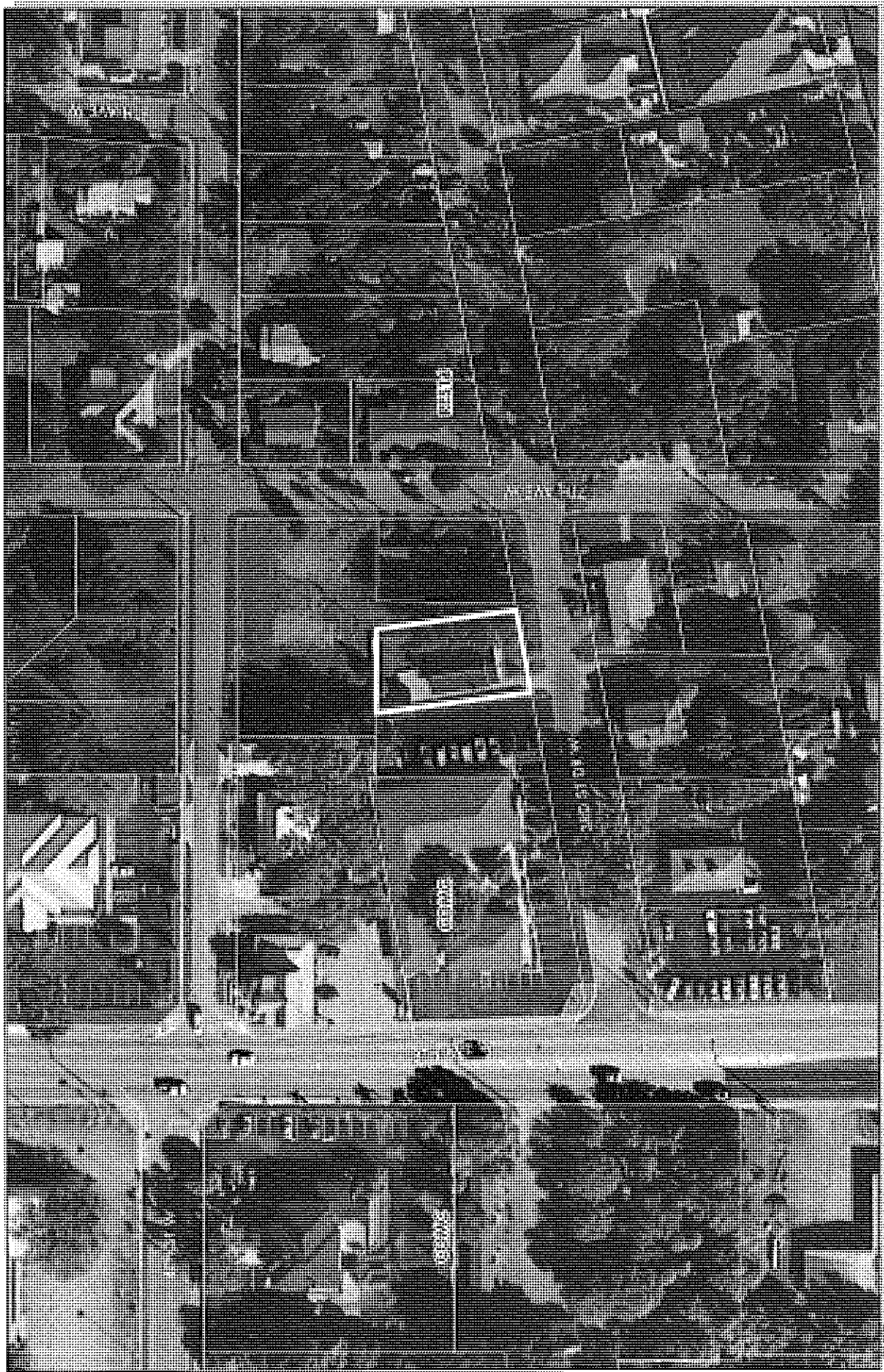
## HANKINS REZONE

SCALE: 1"=100'  
SOURCE: MANATEE COUNTY



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FUTURE LAND USE



**ZNS ENGINEERING**

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TEL: 941.748.8900 FAX: 941.748.3314

**HANKINS REZONE**

SCALE: 1"=1,000'  
SOURCE: MANATEE COUNTY



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## OLD BUSINESS

### a. Planning Director Comments

## NEW BUSINESS

- a. Future P&Z Meeting Date & Time