

COMMUNITY PROJECT/REZONING

210132

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2020-00197

Brief Title

Approving the amending General Development Plan (GDP) for the 9th and Grand PIEA Planning Area on approximately 0.45 acres generally bordered by private property to the north, Walnut St to the west, E 9th St to the south, and Grand Ave to the east, and declaring said area to be blighted and in need of redevelopment and rehabilitation. (CD-CPC-2020-00197)

Details

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| Location: northwest corner of E 9th St and Grand Blvd |
| Reason for Legislation: PIEA findings of blight and General Development Plans require ordinance approval by the City Council. |
| At its February 2, 2020 meeting, the City Plan Commission recommended approval without conditions of CD-CPC-2020-00197. |
| <p>EXISTING CONDITIONS</p> <p>The two parcels are home to the 12-story Scarritt Building and 4-story Scarritt Arcade; both were built in 1906.</p> <p>SUMMARY OF REQUEST:</p> <p>This is a request for approval of an amendment proposed land uses of the previously approved 9th & Grand PIEA Plan on about 0.41 acres generally located at the northwest corner of E. 9th Street and Grand Blvd.</p> <p>PLAN REVIEW</p> <p>The proposed redevelopment area includes approximately one-half acre of land zoned DC-15 (Downtown Core - 15). The site is comprised of two parcels and with two buildings. The eastern site is home to the historic 12-story Scarritt Building; constructed in 1906. The building was listed on the National Register of Historic Places in March 1971. The western adjoining Scarritt Arcade is a 4-story office building, also built in 1906 and also listed on the National Register in March 1971.</p> <p>The amendment in question is to amend the previous proposed land uses of the approved General Development Plan (Ordinance No. 200122). At that time, page 28 of the General Development Plan proposed "lodging and collaborative office use". However, the applicant is amending this section to "residential or commercial use, or mixed usage of residential and commercial". These broader land use categories are still generally supported by the adopted</p> |

Positions/Recommendations

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| Sponsors | Jeffrey Williams, AICP, Director Department of City Planning & Development |
| Programs, Departments or Groups Affected | 4 th District (Shields, Bunch) |
| Applicants / Proponents | <p>Applicant Pamela Grego Planned Industrial Expansion Authority</p> <p>City Department City Planning & Development</p> <p>Other</p> |
| Opponents | Groups or Individuals |
| | Basis of Opposition |
| Staff Recommendation | <input checked="" type="checkbox"/> For |
| | <input type="checkbox"/> Against |
| | Reason Against |
| Board or Commission Recommendation | City Plan Commission (8-0) 02-02-21 By Allender, Baker, Beasley, Crowl, Enders, Hill, Rojas, Sadowski |
| | <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions) |
| Council Committee Actions | <input type="checkbox"/> Do Pass |
| | <input type="checkbox"/> Do Pass (as amended) |
| | <input type="checkbox"/> Committee Sub. |
| | <input type="checkbox"/> Without Recommendation |

DC-15 zoning district and Greater Downtown Area Plan. Specific tenants/uses will be further evaluated by the city at the time of permitting or other entitlements (i.e. rezoning to UR (Urban Redevelopment) "if" necessary). Lastly, it should be noted that new residential units will be expected to comply with the adopted Parkland Dedication requirements or in-lieu of fee per Section 88-408 of the City's Zoning and Development Code.

AREA PLAN

This site is within the Greater Downtown Area Plan. As no specific redevelopment plans are included in this General Development Plan staff cannot review the plan against the area plan. As plans are forthcoming, staff will have the opportunity to review compliance with the area plan land use recommendations. The General Development Plan does reference compliance with the Greater Downtown Area Plan. The actual incentive granted will be determined by the PIEA following conclusion of financial analysis and negotiation with taxing jurisdictions, both of which typically occur after City Council approval of these requests.

BLIGHT ANALYSIS

City Staff does not comment on whether the site is blighted or not, however the previously approved ordinance supported a finding that the area is blighted.

PROFESSIONAL STAFF RECOMMENDATION

City Planning and Development Staff recommends approval without conditions based on the application, plans, and documents provided for review prior to the hearing.

See City Plan Commission Staff report for more information and additional detailed analysis.

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| | <input type="checkbox"/> Hold |
| | <input type="checkbox"/> Do not pass |
| Policy or Program Change | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Operational Impact Assessment | n/a |

Finances

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| Cost & Revenue Projections – Including Indirect Costs | n/a |
| Financial Impact | n/a |
| Funding Source(s) and | n/a |

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| Appropriation Account Codes | |
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| Fact Sheet Prepared By: Christopher Hughey, AICP Staff Planner | Date: 02/08/2021 | Initial Application Filed: December 18, 2020 |
| Reviewed By: Joseph Rexwinkle, AICP Division Manager Development Management | Date: 02/08/2021 | City Plan Commission: February 2, 2021 Revised Plans Filed: Not applicable |
| Reference Numbers: Case No.'s CD-CPC-2020-00197 | | |