



Planning and Zoning Commission Planning Department Staff Report

Report Date: September 13, 2019
Case No: 2019-13-REZ
Project Planner: Chelsea Irby, Senior Planner

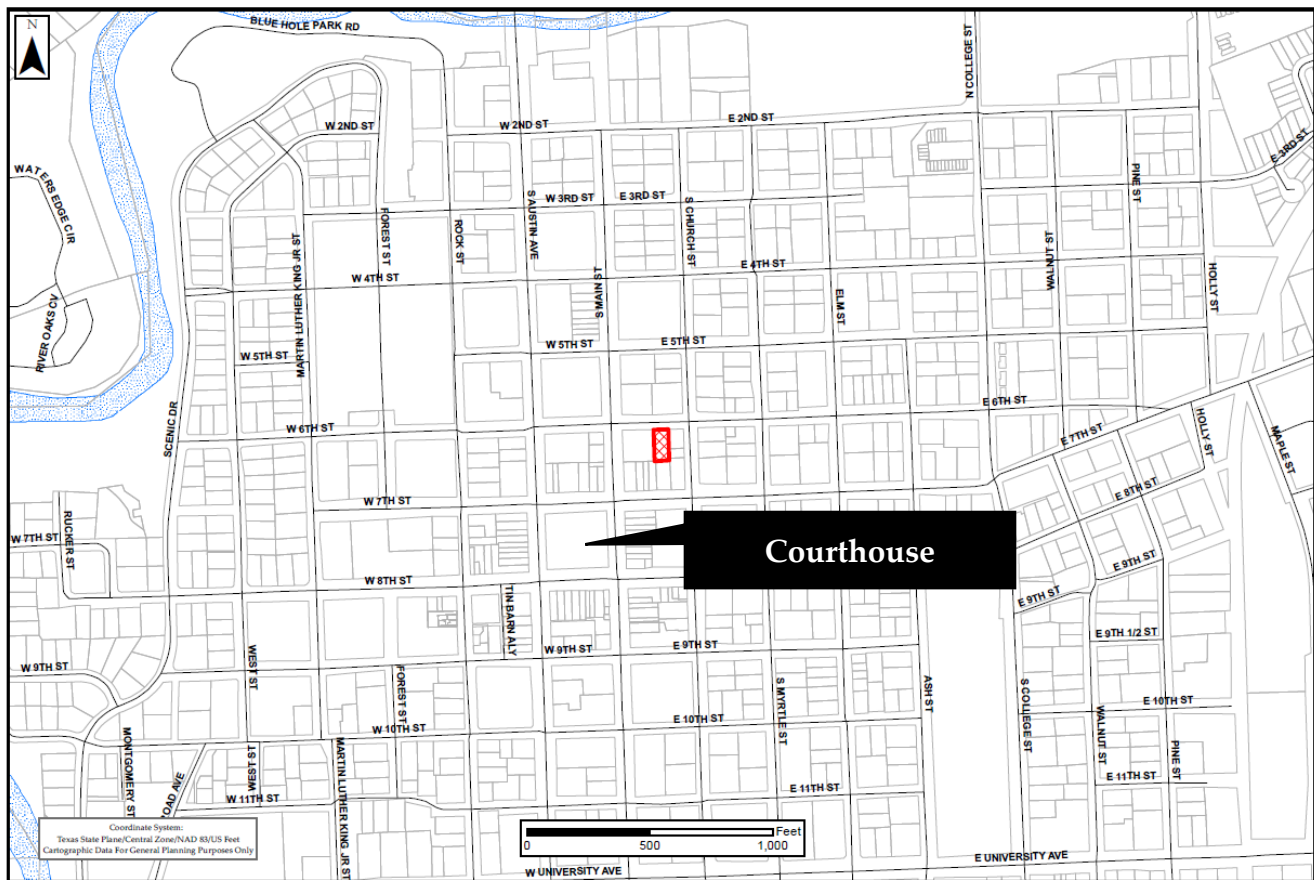
Item Details

Project Name: 601 S. Main Street
Project Location: 601 S. Main Street, within City Council district No. 6
Total Acreage: 0.216
Legal Description: 0.165 acres pf Lots 5 & 8 (PTS), Block 38, City of Georgetown and 0.051 acres of West 6th Street

Applicant: Steger and Bizzell
Property Owner: City of Georgetown

Request: Zoning Map Amendment to rezone the subject property from **Residential Single-Family (RS)** to **Mixed Use Downtown (MU-DT)**.

Case History: This is the first public hearing of this request.



Location Map

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Overview of Applicant's Request

The applicant is proposing to rezone the subject property to Mixed Use Downtown (MU-DT) to conform to the zoning of the adjacent properties. The applicant states that the existing parking lot is not allowed in the Residential Single-Family (RS) district and would be fully compliant under the requested zoning district.

Site Information

Location:

The subject property is located at the southeast corner of S. Main Street and E. 6th Street.

Physical and Natural Features:

The subject property is flat with a few trees. The eastern portion the parking lot located at the southeast corner of S. Main Street and E. 6th Street is within the boundary of the subject property.

Future Land Use and Zoning Designations:

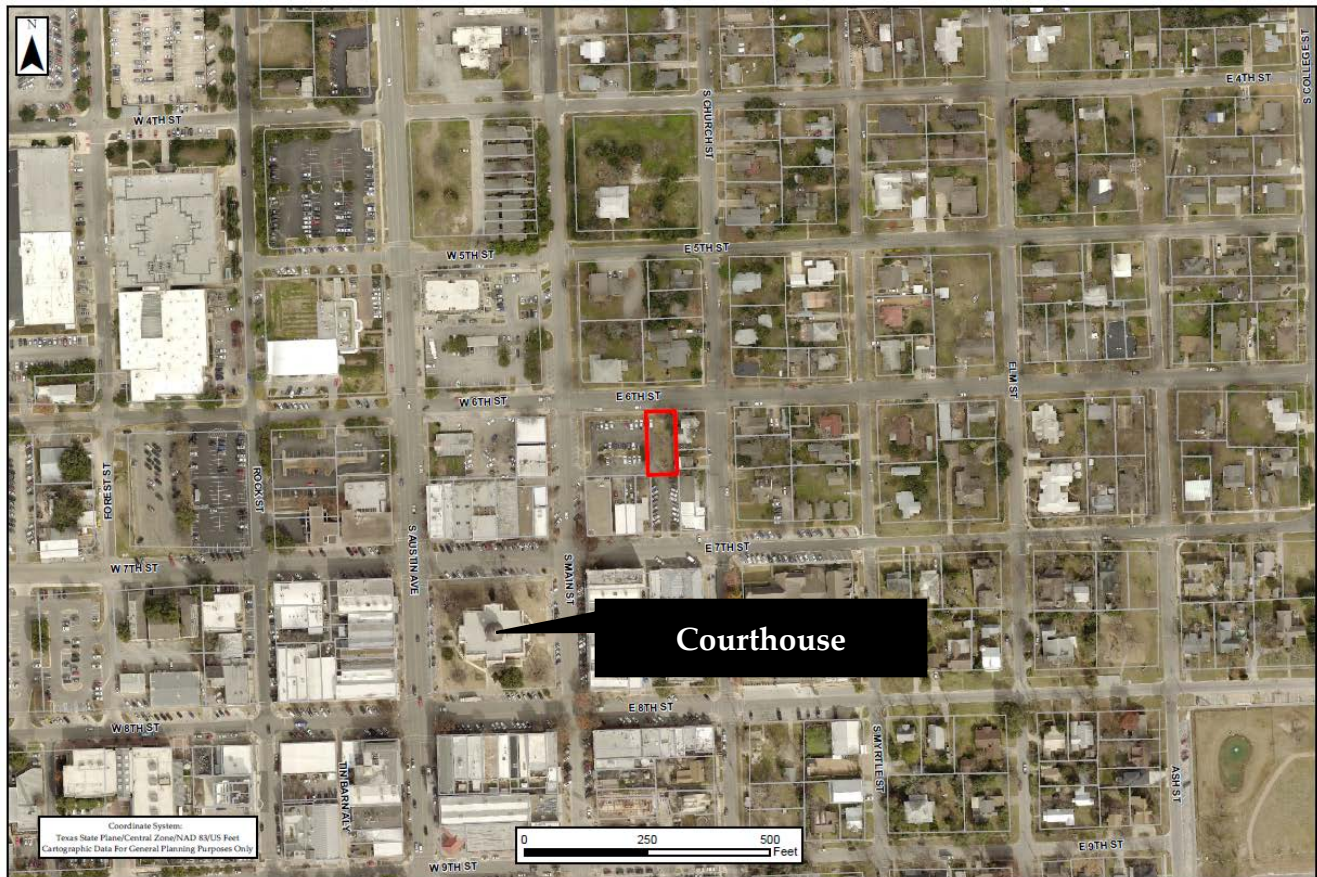
The subject property has an existing Future Land Use designation of Specialty Mixed Use Area and is currently zoned Residential Single-Family. The subject property is within the Downtown Overlay District (Area 1).

Surrounding Properties:

The surrounding properties are well-established as a part of the northeast quadrant of the downtown area. Since the subject property is on the edge of the Town Square Historic District, the surrounding area is a transitional area between a residential area and the Town Square. Surrounding the property are houses that have been converted into businesses, the historical buildings of the Town Square, and a residential home.

The current zoning, Future Land Use designation, and existing uses of the adjacent properties to the north, south, east and west are outlined in the table below:

DIRECTION	ZONING DISTRICT	FUTURE LAND USE	EXISTING USE
North	Mixed Use Downtown (MU-DT) and Residential Single-Family (RS)	Specialty Mixed Use Area (SMUA) and Moderate Density Residential (MDR)	Future event facility (Wish Well) and single-family home
South	MU-DT	SMUA	Old City Council Chambers (currently vacant), retail, and bakery
East	MU-DT and Office (OF)		Antique store and architect's office
West	MU-DT		Retail



Aerial Map

Property History:

The property was rezoned in 2000 (Ordinance 2000-27) to be a part of the Town Square Historical District.

Comprehensive Plan Guidance

Future Land Use Map:

The Future Land Use Map designates the subject property as Specialty Mixed Use.

The *Specialty Mixed-Use Area* designation accommodates large-scale mixed-use developments that are mostly commercial and usually near intense regional commercial uses and the I-35 corridor. This category encourages the creation of well planned “centers” designed to integrate a variety of complementary uses, with an emphasis on retail, offices, and entertainment activities. These centers may also include civic facilities and parks or other green spaces. Housing, in the form of apartments, townhomes, condominiums, and live-work spaces, is also encouraged in these mixed-use areas, generally in higher densities. These areas should be designed in a pattern of pedestrian-oriented, storefront-style shopping streets, with shared parking and strong pedestrian linkages to the surrounding areas.

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Growth Tier:

The Growth Tier Map designates the subject property as Tier 1A.

Tier 1A is that portion of the city where infrastructure systems are in place, or can be economically provided, and where the bulk of the city's growth should be guided over the near term. Within Tier 1A, the city is called on to conduct assessments of public facility conditions and capacities, and to prioritize short and long term capital investments so as to ensure that infrastructure capacity is sufficient to serve development intensities as indicated on the Future Land Use Map and in the zoning districts.

Other Master Plans:

The Downtown Master Plan depicts the subject property as a part of the Downtown Core Character Area.

The *Downtown Core* area retains the best definition of a retail-oriented street edge surrounding the Town Square Historic District. It has a collection of historic buildings that provide interest and is served by on-street parking. The existing streetscape amenities consist of brick pavers, benches, decorative lights with banners and wayfinding signs. It is, by far, the most active part of downtown.

This area should strengthen as the specialty shopping and dining destination for the county; it should be entertaining and highlight the unique qualities of a downtown shopping experience, including shops, restaurants and specialty stores. Office space and apartments on upper floors should be promoted that will help energize this area and support the street level businesses. Existing historic assets should be preserved whenever feasible, and be adapted to a new uses as needed. Surface parking should be kept to a minimum and landscape standards should be applied that will maintain an attractive street edge for pedestrians.

Recommend projects include:

- Promote individual retail store rehabilitations through the Main Street Program.
- Facilitate adaptive reuse of historic buildings and redevelopment of vacant lots.
- Continue to promote the historic significance of the courthouse through guided tours and allow flexible use of the interior space (Georgetown Historical Society, Arts & Culture, etc.)
- Continue outdoor activities in the square, including the Poppy Festival, Christmas Stroll, Market Days, First Fridays and Music on the Square.
- Promote new activities such as a Farmer's Market or Wine/Art Walk. Stage small outdoor arts venues.
- Continue to promote dining and specialty retail businesses, such as the wineries.
- Promote development of downtown living and professional offices on upper floors.
- Promote development of more cultural facilities and entertainment venues.
- Continue to improve pedestrian circulation with upgraded, continuous and accessible sidewalks with a higher level of streetscapes and landscapes than other parts of downtown.

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Utilities

The subject property is located within the City's service area for water, wastewater, and electric. It is anticipated that there is adequate capacity to serve the subject property at this time. A Utility Evaluation may be required at time of Site Development Plan to determine capacity and any necessary utility improvements.

Transportation

While the entire site is addressed on Main Street, only a portion is being considered for rezoning. This portion has frontage on E. 6th Street, which is a local street. However, the subject property is currently accessed from a driveway on S. Main Street.

Local streets are intended to provide access to adjoining properties by collecting the traffic from surrounding areas and distributing it to adjoining collectors or arterial streets. Local streets can access both collector level streets and arterial level streets.

A Traffic Impact Analysis (TIA) will be required at time of Site Development Plan for any development that generates more than two thousand (2,000) average daily trips based upon the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Proposed Zoning district

The Mixed Use Downtown District (MU-DT) is intended to provide a location for a mix of land uses including general commercial and retail activities, office as well as single-family and multi-family in the downtown area. Developments in the MU-DT District are typically smaller in size and scope although there may be occasionally heavy traffic. The Mixed Use Downtown District is only appropriate in the traditional downtown area of Georgetown. Properties in MU-DT shall meet the design requirements of the Downtown Overlay District, and Downtown and Old Town Design Guidelines.

Permitted uses in this district include, but are not limited to inn, restaurant, personal services, single-family detached, parking lot, and banking and financial services. Other uses such as bed and breakfast, general office, upper-story residential, and daycare are permitted subject to specific design limitations to ensure compatibility with the surrounding properties. Certain land uses including hotel, theatre, medical or dental clinic, assisted living, multi-family attached, and community center uses may be permitted subject to approval of a Special Use Permit (SUP). *Exhibit 4* contains a comprehensive list of MU-DT district permitted uses and development standards.

Intergovernmental and Interdepartmental Review

The proposed rezoning request was reviewed by all applicable City Departments to determine the appropriateness of the requested zoning on the subject property. No comments were issued regarding the zoning request.

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Approval Criteria

Staff has reviewed the proposed rezoning request and has found that it **complies** with the criteria established in UDC Section 3.06.030 for a Zoning Map Amendment, as outlined below:

APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
1. The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action.	Complies	An application must provide the necessary information to review and make a knowledgeable decision in order for staff to schedule an application for consideration by the Planning and Zoning Commission and City Council. This application was reviewed by staff and deemed to be complete.
2. The zoning change is consistent with the Comprehensive Plan.	Complies	The Specialty Mixed Use Area (SMUA) Future Land Use Designation encourages activity centers and a mix of uses. The SMUA designation is primarily seen in Downtown. The Mixed Use Downtown (MU-DT) zoning district is most appropriate within the SMUA designation and the Downtown Overlay District.
3. The zoning change promotes the health, safety or general welfare of the City and the safe orderly, and healthful development of the City.	Complies	The rezoning of the subject property to MU-DT would promote orderly development because it would remove residential zoning from a City block in the Town Square Historic District that is entirely comprised of Mixed Use Downtown (MU-DT), with the exception of one lot zoned Office.
4. The zoning change is compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood.	Complies	The rezoning of the subject property is compatible with present zoning and nearby uses because of its location on a block in Town Square Historic District. This District is intended to have a mix of uses. The subject property is a part of a larger lot that already has MU-DT zoning. Adding 0.216 more acres of MU-DT zoning in the area will not create an additional impact on the adjacent residential area.
5. The property to be rezoned is suitable for uses permitted by	Complies	The subject property is a part of a larger lot that is being replatted (2019-

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APPROVAL CRITERIA	FINDINGS	STAFF COMMENTS
the District that would be applied by the proposed amendment.		36-FP). The property has enough land area to accommodate the allowed use and dimensional standards of the Mixed Use Downtown (MU-DT) zoning district. The MU-DT district has a zero setback requirement and allows up to 90% impervious cover. Additionally, bufferyards would not be required since the subject property is not directly adjacent to residentially-zoned property.

In summary, the request for Mixed Use Downtown (MU-DT) zoning is consistent with the Comprehensive Plan and Downtown Master Plan. The Town Square Historic District is an appropriate location for MU-DT zoning. The rezoning of 0.216 acres removes residential zoning on a City block that is intended for mixed use zoning.

Meetings Schedule

09/17/2019 – Planning and Zoning Commission
10/08/2019 – City Council First Reading of the Ordinance
10/22/2019 – City Council Second Reading of the Ordinance

Public Notification

As required by the Unified Development Code, all property owners within a 300-foot radius of the subject property and within the subdivision were notified of the Zoning Map Amendment request (36 notices), a legal notice advertising the public hearing was placed in the Sun Newspaper (September 1, 2019) and a sign was posted on-site.

Attachments

Exhibit 1 – Location Map
Exhibit 2 – Future Land Use Map
Exhibit 3 – Zoning Map
Exhibit 4 – Design and development standards of the MU-DT district
Exhibit 5 – Letter of Intent