

City Council Agenda Summary Sheet (Non Purchases)

Agenda No: A0800, Rezoning Request – Hamlin/Livernois
Date: January 27, 2004
Prepared By: Ed Anzek
City File No: 03-020
Meeting Date: February 4, 2004

PURPOSE:

To approve or deny the applicant's request to rezone three parcels of land totaling approximately 5.5 acres located at the southwest corner of Hamlin and Livernois from R-3, One Family Residential to RM-1, Multiple Family Residential.

DISCUSSION:

The applicant proposes to construct up to 40+/- townhouse units on the combined parcels totaling 5.5 acres. All adjacent parcels to the south and west are zoned R-3, One Family Residential, and contain single-family residences. Properties along the east side of Livernois both north and south of Hamlin are also zoned R-3. There are two churches on the northeast corner of this intersection. With the exception of five vacant parcels immediately south of Hamlin and one immediately to the north, single-family residences are also located on these properties. The northwest corner of Hamlin and Livernois is zoned I-1, Light Industrial and developed accordingly.

Any request to rezone should be considered in the context of all uses that could be permitted under the existing and proposed zoning designations. The subject parcels are currently identified in the 1999 Master Land Use Plan as single family residential. As such, the Plan does not support the proposed RM-1 zoning. However, staff offered for consideration the opinion that there may be some merit to this request given that the Hamlin Road corridor does have a strong industrial identity and multiple family zoning would be an appropriate transition to the single family residential areas further south. Additional factors to consider included vehicle trips generated are about the same. This trip generation issue was offered in the context of controlling access from a single entry point versus multiple driveways that could be built with direct access on to the improved Hamlin Road as a boulevard (from Crooks to Livernois). Fewer driveways make for fewer conflict points and a safer road. ROW acquisition for this work was scheduled to commence in 2006 but is being potentially moved up to 2004.

Please refer to the attached Staff Report for more information regarding adjacent land uses and zoning. At its December 2, 2003 meeting, the Planning Commission recommended denial of the request. Please refer to the attached minutes for more detail.

FISCAL INFORMATION:

None

RECOMMENDATION:

The Planning Commission recommended denial of the request to rezone three parcels of land from R-3, One Family Residential to RM-1, Multiple Family Residential.

ATTACHMENTS:

Minutes pc 20031202

Report Staff 20031126

Map aerial

Map zoning

Letter Metzler 20031124

Letter Crescentini 20031119

Letter Palazzolo 20031003

Department Authorization: Ed Anzek, Director of Planning

Reviewed by:

Fiscal: *Jean Farris*

Clerks: *Susan Koliba-Galeczka*

Approved by: *Pat Somerville*

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA