

APPLICATION REVIEW

Z-23-39

HEARING DATE: August 22, 2023

1. **CASE #** Z-23-39
Energov # 23-00021-ZONE
PROPERTY ADDRESS: 1622 James Avenue
LEGAL DESCRIPTION: Lot 15 Block 9, Baylor Addition

2. **APPLICANT/ OWNER:** Robert Kerley/ Tareg Bey
MAILING ADDRESS: 400 N Grant St #605, Denver, CO 80203

3. **REQUEST:**

From **O-3 OFFICE-LIMITED COMMERCIAL DISTRICT** to **R-2 TWO FAMILY AND ATTACHED SINGLE FAMILY RESIDENCE DISTRICT**

SUMMARY DESCRIPTION OF USES IN R-2: Intended to provide for development of attached dwelling types at moderate densities where it may serve as a transitional use between single family areas and more intensive uses; or in locations with convenient access to the major street system and proximity to community services. Permitted uses include single family dwellings, two family dwellings, attached single family dwellings, etc.

PLANNING SERVICES REVIEW

NEIGHBORHOOD CHARACTER:

This property is located approximately one block east of Interstate 35 Jack Kultgen Freeway at the intersection of James Avenue and 17th Street. The property is located in Council District II and within the Baylor Neighborhood Association. The general area in which the property is located, consists of a variety of uses conducive to its transitive nature, with commercial uses fronting Interstate 35 and two-family and multifamily zoning and uses primary used as student housing given its proximity to Baylor University.

The property was rezoned from R-2 to O-3 in November of 2016.

PLANNING SERVICES RECOMMENDATION:

Planning Services recommends ***APPROVAL*** of this request to change the zoning from ***O-3 to R-2*** based on the following findings:

1. The proposed zoning is in conformance with the land use component of the Comprehensive Plan.
2. The property meets all the area and width requirements for the R-2 zoning district.
3. The existing public infrastructure is adequate to provide for uses allowed in the R-2 zoning district.
4. There is R-2 zoning adjacent to the subject property.

Notices: 36 mailed;

CASE #Z-23-39

TRAFFIC OPERATIONS REVIEW

1. Description of the adjacent street system: James Avenue
Classification: Local Number of Lanes: 2 travel lanes
Estimated Capacity (at LOSD) 6,000 vpd Avg. Daily Traffic 1,500 vpd
2. Estimated increase in traffic on adjacent streets at full build out:
Immediate: 30 vpd Future:
3. Will the development's impact be of sufficient magnitude to require mitigation for:
 - a) Access problems: ~~yes~~/no
 - b) Increased traffic congestion: ~~yes~~/no
 - c) Pedestrian traffic: ~~yes~~/no
 - d) Visibility problems: ~~yes~~/no
4. Traffic Department comments and recommendations:
Sidewalk will be required to be constructed along James Ave and S 17th St at part of development.
(CM)

ENGINEERING SERVICES REVIEW

1. Street condition: Good Acceptable X Needs Reconstruction
2. Street width: Existing: ROW 65' Pavement 35'
Required: ROW 50' Pavement 28'
3. Curb and Gutter:
Needs to be installed Exists X Needs Reconstruction
4. Offsite Drainage facilities are adequate to meet additional runoff resulting from the rezoning.
5. Water is available to the property, and it will serve the heaviest uses allowed under the requested zoning.
6. Sewer is available to the property, and it will serve the heaviest uses allowed under the requested zoning.
7. Engineering Department comments and recommendations: 8" Water & 6" Sewer serve site. (CM)

INSPECTION SERVICES REVIEW

Comments:

No comment. (GD)

UTILITY SERVICES REVIEW

Comments:

No comments. (SS)

LEGAL SERVICES REVIEW

Comments:

No comment received.

FIRE DEPARTMENT REVIEW:

ANTICIPATED FIRE RESPONSE TIME: < 6 minutes

IS THE FIRE RESPONSE TIME ADEQUATE?: Y (Y) YES (N) NO

Fire Department Comments and Recommendations:

No comments. (GL)

HEALTH DEPARTMENT REVIEW

INSPECTION/PERMIT REQUIRED ____ (Y) YES (N) NO

DATE OF INSPECTION: N/A

Health Department Comments and Recommendations:



No comments received.

POLICE DEPARTMENT REVIEW

Comments:

No comment received.

Zoning Case Z-23-39
1622 James Ave
Waco TX 76706
O-3 to R-2
Property Location Map

 Z-23-39
 200' Property Notice

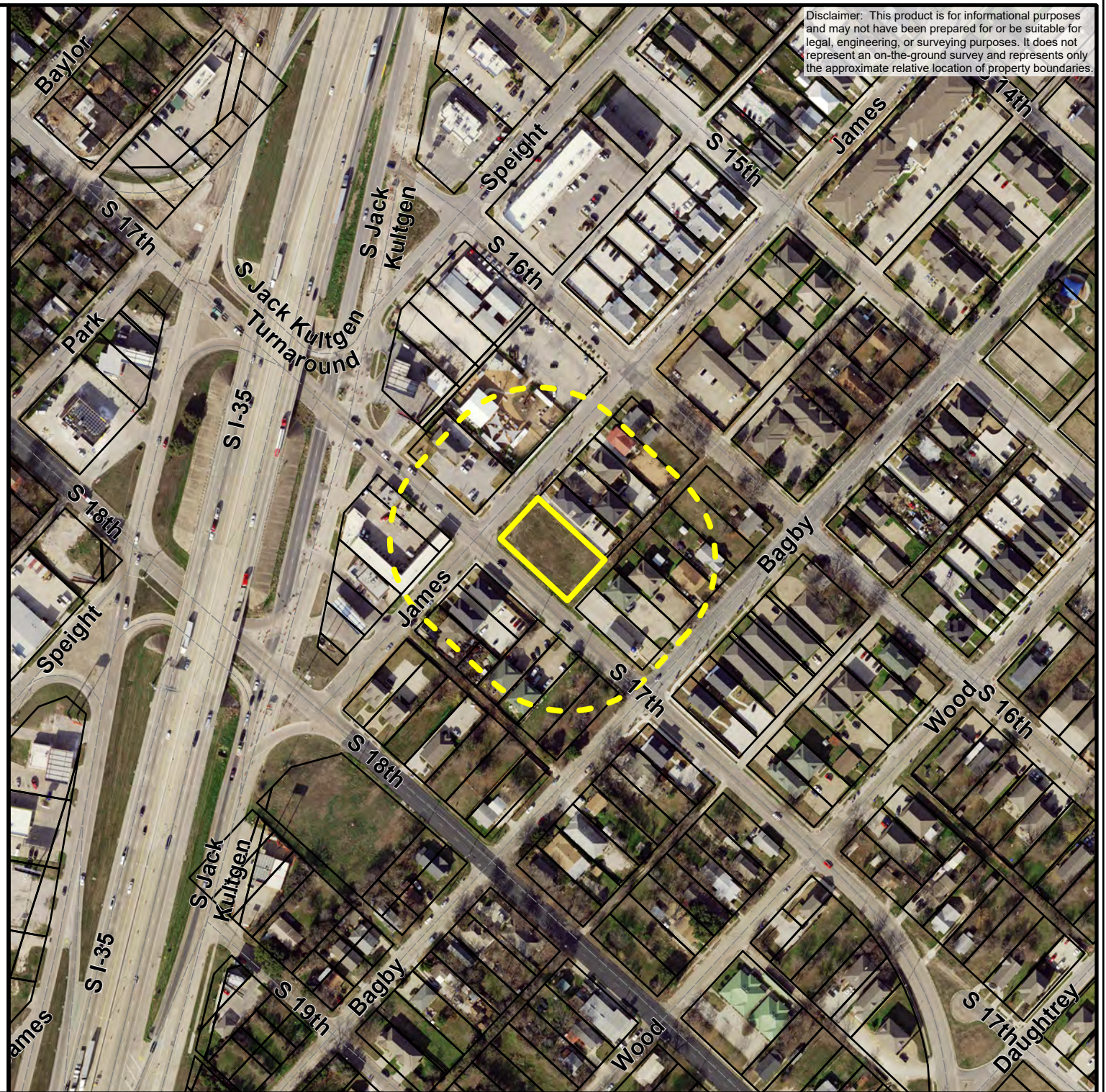


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0 75 150 300
Feet



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Zoning Case Z-23-39
 1622 James Ave
 Waco TX 76706
 Med Density Res Office Flex
 Property Location Map and
 Surrounding Land Use Designations

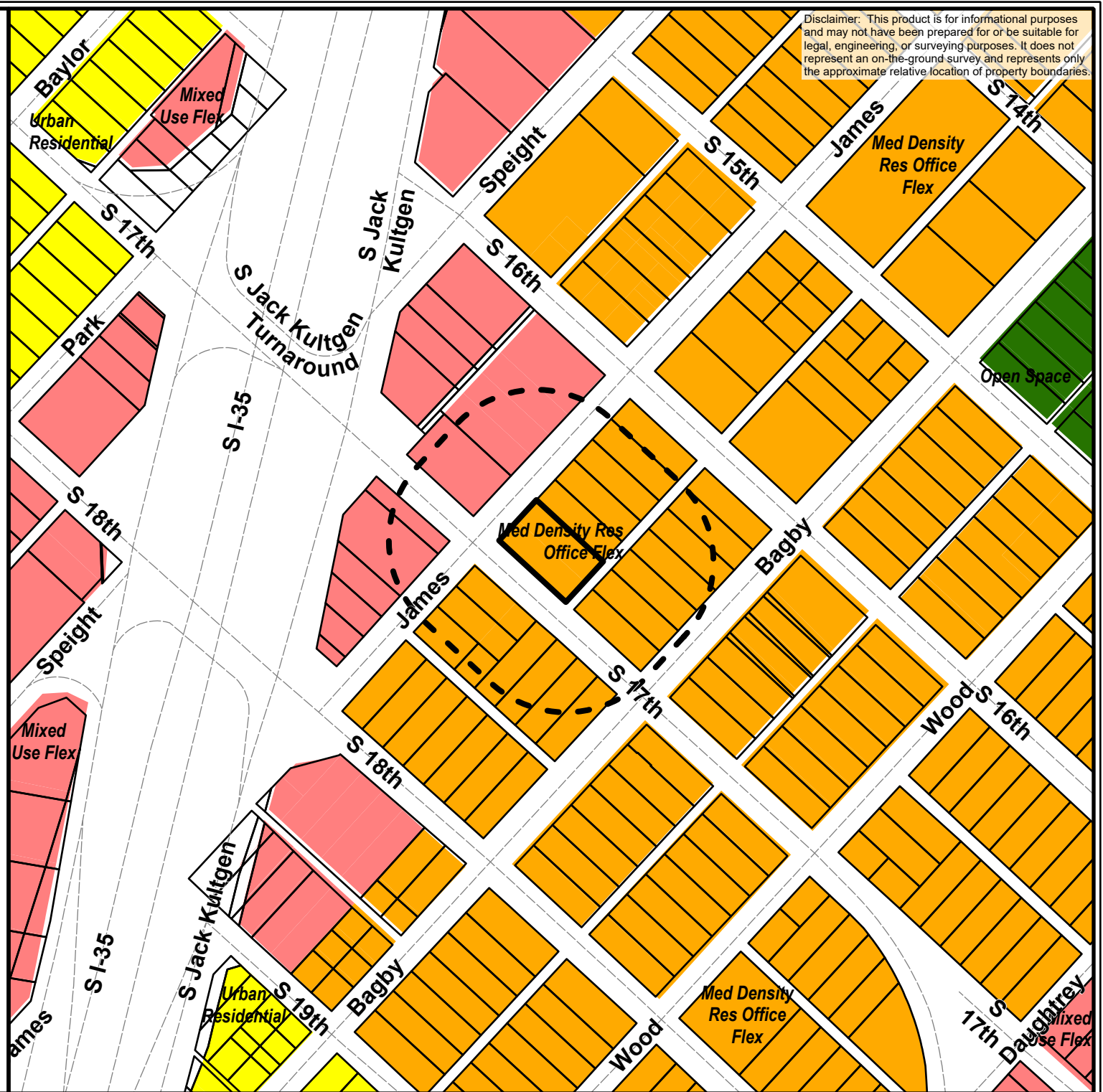
-  Z-23-39
 200' Property Notice
- Land Use
 Designations
-  Industrial
 -  Institutional
 -  Med Density Res Office Flex
 -  Mixed Use Core
 -  Mixed Use Flex
 -  Office Industrial Flex
 -  Open Space
 -  Rural Residential
 -  Suburban Residential
 -  Urban Residential





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

















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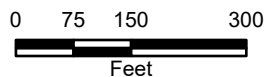
Zoning Case Z-23-39
 1622 James Ave
 Waco TX 76706
 O-3 to R-2
 Property Location Map and
 Surrounding Zoning Categories

 Z-23-39
 200' Property Notice

-  R-1A
-  R-1B
-  R-1C
-  R-2
-  R-3A
-  R-3B
-  R-3C
-  R-3D
-  R-3E
-  O-1
-  O-2
-  O-3
-  C-1
-  C-2
-  C-3
-  C-4
-  C-5
-  M-1
-  M-2
-  M-3
-  PUD



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