



DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

Planning Division

m e m o r a n d u m

TO: Bruce K. Walden, Chief Administrative Officer

FROM: Elizabeth H. Tyler, AICP, Director

DATE: March 2, 2006

SUBJECT: Plan Case 1981-M-06: A request to rezone 312 West Springfield Avenue from B-2, Neighborhood Business - Arterial to B-4, Central Business.

Introduction and Background

This case is a request by Barbara Gaffen & Michael Zaransky, d/b/a Prime Properties Investors, Ltd., to rezone a 0.34-acre property located at 312 West Springfield Avenue from B-2, Neighborhood Business - Arterial to B-4, Central Business. The property, called the Opera House, contains a mixed-use building with 15 multi-family apartment units and 4,175 square feet of office/commercial space. The petitioners wish to convert the office/commercial space to apartments so the entire building is multi-family residential

On February 23, 2006, the Urbana Plan Commission conducted a public hearing to consider the request and recommended by a vote of 6-2 that the Urbana City Council approve the rezoning. For further information on the hearing, please refer to the staff memorandum to the Plan Commission dated February 17, 2006 as well as the minutes of the meeting attached to this memorandum.

Current Zoning: B-2, Neighborhood Business-Arterial

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-2, Neighborhood Business-Arterial Zoning District is as follows:

“The B-2, Neighborhood Business-Arterial District is intended to provide areas of limited size along arterial streets in proximity to low density residential areas for a limited range of basic commercial trade and personal services. This district is also intended to provide areas for new high density residential uses. These business and residential uses may occur in the same structure. Due to the location of arterial streets in many residential neighborhoods where commercial and high density residential uses would not be appropriate, the B-2 District shall be limited to only those areas that have been so designated by the City’s adopted Comprehensive Plan and related amendments.”

The most significant requirement of the district from the Urbana Zoning Ordinance Section V-7 is as follows:

“In the B-2 District, if the floor area of a principal structure is to be occupied by a residential use of more than three thousand (3,000) square feet, a business use shall also be established on the zoning lot. When a business use is required, the floor area devoted to the business use shall be equal to or greater than twenty-five percent (25%) of the total floor area that is occupied by the residential use on the zoning lot.”

The petitioners assert that the mix of uses in the building has not been successful and that the provision of mixed commercial/office space is not the best use for the building. They propose to rezone the property to the B-4, Central Business designation to be consistent with the adjacent property to the east and to allow its conversion to 100% residential use.

Proposed Zoning: B-4, Central Business

According to Section IV-2 of the Zoning Ordinance, the purpose and intent of the B-4 Central Business Zoning District is as follows:

“The B-4, Central Business District is intended to provide an area for the focus of the city, in which the full range of commercial and business uses may locate in a limited area of high intensity uses, with the appropriate forms of physical development at a high density.”

Table VI-1 of the Zoning Ordinance lists many residential, business, retail and office uses as permitted by right in the B-4 zoning district. Rezoning the property to B-4 would be consistent with the adjacent property to the east, and compatible with other land uses in the general area.

Adjacent Land Uses and Zoning Designations

This area is part of the greater downtown identified in the Downtown Strategic Plan and contains a mix of zoning districts and land uses, encompassing multi-family residential apartments, offices, and some neighborhood - serving business uses. The property is bordered by the Boneyard Creek on the north and a duplex house to the west. Immediately east of the subject property is the Strawberry Fields neighborhood grocery and café building. To the south across Springfield Avenue are apartments, an office building one-half block to the west, and a bank one-half block to the east.

Issues and Discussion

Urbana Downtown Strategic Plan

The Urbana Downtown Strategic Plan was adopted in 2002 and was incorporated as an element of the Urbana 2005 Comprehensive Plan. One of the proposals of the Downtown Plan is “The Downtown Neighborhood Initiative” which calls for increases in the density of housing in the areas approaching the core of downtown. With increases in density come higher numbers of

residents living, working, shopping, and contributing to a “twenty-four hour environment” of a vibrant community in the downtown core. The Opera House is on the edge of the “Main Street” downtown district identified in the plan, which includes housing as one of its characteristics.

2005 Comprehensive Plan

The Urbana 2005 Comprehensive Plan Map #8 designates the Future Land Use of the subject property as the western edge of a larger Central Business designation that encompasses Urbana’s Downtown environs. The proposed rezoning to B-4 would be consistent with the Future Land Use Map designation for the site as Central Business. The B-4 zoning designation will allow flexibility so that the subject building can be used for multifamily *without* the B-2 requirement that the building include commercial space. In summary, the proposed rezoning of 312 W. Springfield from B-2, Neighborhood business – Arterial to B-4, Central Business would be generally consistent with the overall goals and intent of the 2005 Comprehensive Plan.

Consideration

In evaluating the zoning map amendment for the subject property, the City must consider effects upon the public health, safety, comfort, morals and general welfare of the community. The City’s 2005 Comprehensive Plan and zoning law decisions in the Illinois Courts provide a framework for this consideration.

Comprehensive Plan Goals, Objectives and Policies

The City must consider the proposed Zoning Amendment in light of other goals, objectives and policies contained in the 2005 Comprehensive Plan. The following objectives of the 2005 Urbana Comprehensive Plan relate to this case:

Goal 4.0 Promote a balanced and compatible mix of land uses that will help create long-term, viable neighborhoods.

Objectives

- 4.2 Promote the design of new neighborhoods that are convenient to transit and reduce the need to travel long distances to fulfill basic needs.
- 4.3 Encourage development patterns that offer the efficiencies of density and a mix of uses.

Goal 5.0 Ensure that land use patterns conserve energy.

Objectives

- 5.1 Encourage development patterns that help reduce dependence on automobiles and promote different modes of transportation.

Goal 17.0 Minimize incompatible land uses.

Objectives

- 17.1 Establish logical locations for land use types and mixes, minimizing potentially incompatible interfaces, such as industrial uses near residential areas.

17.2 Where land use incompatibilities exist, promote development and design controls to minimize concerns.

Goal 19.0 Provide a strong housing supply to meet the needs of a diverse and growing community.

Objectives

19.2 Encourage residential developments that offer a variety of housing types, prices and designs.

Goal 22.0 Increase the vitality of downtown Urbana as identified in the Downtown Strategic Plan and Annual Action Plan.

Objectives

22.1 Promote the creation of housing in downtown Urbana.

The La Salle National Bank Criteria

In the case of La Salle National Bank v. County of Cook (the “La Salle” case), the Illinois Supreme Court developed a list of factors that are paramount in evaluating the legal validity of a zoning classification for a particular property. Each of these factors is discussed as they pertain to a comparison of the existing zoning with that proposed.

1. The existing land uses and zoning of the nearby property.

This factor relates to the degree to which the existing and proposed zoning districts are compatible with existing land uses and land use regulations in the immediate area.

The change from the B-2 to B-4 zoning district designation will eliminate an incompatibility of land uses that is internal to the subject property. It would also be consistent with the B-4 zoning designation of the property to the east.

2. The extent to which property values are diminished by the restrictions of the ordinance.

This is the difference in the value of the property as B-2, Neighborhood Business – Arterial and the value it would have if it were rezoned to B-4, Central Business to permit the proposed use.

The petitioners state they have been unable to fully lease the commercial space in the property and because of the lower leasing income the property is reduced in overall value. If rezoned to B-4 the commercial spaces in the property can be converted to apartments and presumably be rented without difficulty. When fully leased under the B-4 zoning the property should have a higher value.

It should be noted that City Planning Division staff are not qualified as professional appraisers and that a professional appraiser has not been consulted regarding the impact of zoning on the value of the property. Therefore, any discussion pertaining to specific property values should be considered speculative.

3. *The extent to which the ordinance promotes the health, safety, morals or general welfare of the public.*
4. *The relative gain to the public as compared to the hardship imposed on the individual property owner.*

The question here applies to the current zoning restrictions: do the restrictions promote the public welfare in some significant way so as to offset any hardship imposed on the property owner by the restrictions?

The site is addressed by the 2005 Comprehensive Plan which contains Future Land Use and development objectives considered to promote the public welfare. The Future Land Use designation of the property is Central Business, which is directly compatible with the proposed B-4, Central Business zoning. It is the opinion of staff that in this case there is no great advantage to the public welfare created by the current B-2 zoning of the subject property. In addition, both the public and the property owner will be better served by the higher value of the property under the proposed B-4 zoning.

5. *The suitability of the subject property for the zoned purposes.*

The issue here is whether there are certain features of the property which favor the type and intensity of uses permitted in either the current or the proposed zoning district.

The specific features for this property include limited parking provided on-site, limited on-street parking available in the vicinity, inconvenient access to the commercial entrances, and little or no street visibility for the commercial spaces. There is enough existing parking on site for the structure to be an entirely multi-family residential use. Under the B-4 designation, the property will be best suited for multi-family land use.

6. *The length of time the property has been vacant as zoned, considered in the context of land development, in the area, in the vicinity of the subject property.*

Another test of the validity of the current zoning district is whether it can be shown that the property has remained vacant for a significant period of time because of restrictions in that zoning district.

The petitioners state they have had considerable difficulty leasing the commercial space in the property due to compatibility problems with the residential use, limited parking, and the lack of visibility of the commercial spaces. The requirement imposed by the B-2 zoning district that the property contains a minimum percentage of commercial space, despite the demonstrated unsuitability at this location, has resulted in the loss of revenues to the petitioners for the unleased space.

Summary of Findings

On February 23, 2006, the Urbana Plan Commission voted 6-2 to adopt the following findings and recommended approval of the requested rezoning to the Urbana City Council:

1. There are specific difficulties for this property that include limited parking provided on-site, limited on-street parking availability, inconvenient access to the commercial entrances, and little or no street visibility for the commercial spaces.
2. The subject property is located in an area adjacent to downtown that has a continuing need for high quality multi-family residential uses, as set forth in the Downtown Strategic Plan.
3. The proposed B-4, Central Business zoning for the subject site is generally consistent with the overall goals and intent of the 2005 Comprehensive Plan and the Future Land Use designation for the area.
4. The location of the site in close proximity to downtown Urbana makes it appropriate for the rezoning to the B-4, Central Business zoning district. It would also be consistent with the B-4 zoning designation of the property immediately to the east.
5. The petitioner's request would accommodate a conversion of space in the building to multi-family residential that would be generally compatible with development in the immediate vicinity.
6. The proposed rezoning appears to generally meet the LaSalle Case criteria.

Options

The City Council has the following options. In Plan Case No. 1981-M-06, the City Council may:

- a. Approve the request to rezone 312 West Springfield Avenue from B-2, Neighborhood Business - Arterial to B-4, Central Business.
- b. Deny the request to rezone 312 West Springfield Avenue from B-2, Neighborhood Business - Arterial to B-4, Central Business.

Recommendation

Based on the evidence presented in the discussion above, Staff concurs with the Plan Commission majority decision of February 23, 2006, to recommend **APPROVAL** of the request to rezone 312 West Springfield Avenue from B-2, Neighborhood Business - Arterial to B-4, Central Business, in Plan Case No. 1981-M-06.

Prepared by:

Paul Lindahl, Planner I

Attachments:

Draft Ordinance Approving a Rezoning
Draft Minutes of the February 23, 2006 Plan Commission meeting
Exhibit A: Location Map
Exhibit B: Zoning Map
Exhibit C: Current Land Use Map w/ Aerial Photo
Exhibit D: Future Land Use Map
Exhibit E: Site Photos

Cc:

Barr Real Estate, Inc., Attn: Mary Shultz, 1710 S. Neil Street, Champaign, IL 61820

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Springfield, Barr\CC Stuff\1981-M-06 Opera House CC memo v3 fin.doc

ORDINANCE NO. 2006-03-029

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS

(Rezoning of 312 W. Springfield Avenue (Opera House) from B-2, Community Business - Arterial to B-4, Central Business - Plan Case 1981-M-06)

WHEREAS, after due publication, a public hearing was held by the Urbana Plan Commission on February 23, 2006 concerning the petition filed in Plan Case No. 1981-M-06; and

WHEREAS, the subject property is located in an area adjacent to downtown that has a continuing need for high quality multi-family residential uses, as set forth in the City of Urbana Downtown Strategic Plan; and

WHEREAS, the location of the site in close proximity to downtown Urbana makes it appropriate for the rezoning to the B-4, Central Business zoning district; and

WHEREAS, the rezoning would be consistent with the B-4 zoning designation of the property immediately to the east; and

WHEREAS, the requested rezoning is consistent with the goals and objectives and future land use maps of the City of Urbana 2005 Comprehensive Plan; and

WHEREAS, the requested rezoning is consistent with the La Salle case criteria; and

WHEREAS, the Urbana Plan Commission voted 6 ayes and 2 nays to forward the case to the Urbana City Council with a recommendation to approve the rezoning request of the property herein described below from B-2, Community Business - Arterial to B-4, Central Business; and

WHEREAS, the findings of the Plan Commission indicate that approval of the rezoning request would promote the general health, safety, morals, and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS, as follows:

Section 1. The Zoning Ordinance and Zoning Map of the City of Urbana, Illinois, are herewith and hereby amended to change the zoning classification of the following described area from B-2, Community Business - Arterial to B-4, Central Business.

LEGAL DESCRIPTION:

The West 85 Feet of a Piece or Parcel of Land Known as Hubbard Flat Iron, and Described as Follows:

Commencing at a point 128.04 Feet South of Quarter Section Comer on the North Side of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, and Running Thence North 68 Degrees West 5 Chains 32 Links To Section Line, Thence West on Said Section Line to the West Line of Birch Street, Extended, Thence South on the West Line of Said Birch Street Extended 162 Feet to Railroad Street, Thence East on the North Line of Railroad Street Extended To the East Line of the North West 1/4 of Said Section 17, Thence North 33.9 Feet to the Point of Beginning, Being in the City of Urbana, Champaign County, Illinois:

Also a Strip of Ground 5 Feet Wide of Even Width off the West Side of The Following Described Tract of Land:

A Part of the North East 1/4 of the North West 1/4 of Section 17, Township 19 North, Range 9 East of the Third Principal Meridian, Described and Bounded by a Line as Follows To Wit:

Commencing at a Point in the North Line of Said Section 17, Which Point is 324.59 Feet West of the North East Corner of The North West 1/4 of Section

17 and Which is Also the North West Corer of A Tract of Land Conveyed by Illinois Power and Light Corporation to Firestone Tire and Rubber Company by Deed Dated December 8, 1934 and Recorded in the Recorder's Office of Champaign County, Illinois In Book 234 of Deeds At Page 62, Thence South At Right Angles to Said North Section Line A Distance of 152.45 Feet, More or Less, To the North Line of Western Avenue in the City of Urbana, Thence West 178.99 Feet, Thence North at Right Angles A Distance of 152.45 Feet, More or Less, To the North Line of Said Section 17, Thence East Along the North Line of Said Section 17, To the Point of Beginning, Situated in the City of Urbana, In Champaign County, Illinois.

Section 2. The City Clerk is directed to publish this Ordinance in pamphlet form by authority of the corporate authorities. This Ordinance shall be in full force and effect from and after its passage and publication in accordance with the terms of Chapter 65, Section 1-2-4 of the Illinois Compiled Statutes (65 ILCS 5/1-2-4).

PASSED by the City Council this _____ day of _____, 2006.

AYES:

NAYS:

ABSTAINS:

Phyllis D. Clark, City Clerk

APPROVED by the Mayor this _____ day of _____, 2006.

Laurel Lunt Prussing, Mayor

CERTIFICATE OF PUBLICATION IN PAMPHLET FORM

I, Phyllis D. Clark, certify that I am the duly elected and acting Municipal Clerk of the City of Urbana, Champaign County, Illinois. I certify that on the _____ day of _____, 2006, the corporate authorities of the City of Urbana passed and approved Ordinance No. _____, entitled: **"AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF URBANA, ILLINOIS** (Rezoning of 312 W. Springfield Avenue from B-2, Community Business - Arterial to B-4, Central Business - Plan Case 1981-M-06), which provided by its terms that it should be published in pamphlet form. The pamphlet form of Ordinance No. _____ was prepared, and a copy of such Ordinance was posted in the Urbana City Building commencing on the _____ day of _____, 2006, and continuing for at least ten (10) days thereafter. Copies of such Ordinance were also available for public inspection upon request at the Office of the City Clerk.

DATED at Urbana, Illinois, this _____ day of _____, 2006.

MINUTES OF A REGULAR MEETING

URBANA PLAN COMMISSION

DRAFT

DATE: February 23, 2006
TIME: 7:30 P.M.
PLACE: Urbana City Building
400 South Vine Street
Urbana, IL 61801

MEMBERS PRESENT: Jane Burris, Laurie Goscha, Ben Grosser, Lew Hopkins, Michael Pollock, Marilyn Upah-Bant, James Ward, Don White

MEMBERS EXCUSED: Bernadine Stake

STAFF PRESENT: Elizabeth Tyler, Director of Community Development Services; Robert Myers, Planning Manager; Paul Lindahl, Planner I; Matt Wempe, Planner I; Teri Anandel, Recording Secretary

OTHERS PRESENT: Vance Barr, Gary Guardia, John Hall, Susan Monte

NEW PUBLIC HEARINGS

Plan Case No. 1981-M-06: A request to rezone 312 West Springfield Avenue from B-2, Neighborhood Business – Arterial Zoning District, to B-4, Central Business Zoning District.

Paul Lindahl, Planner I, presented this case to the Plan Commission. He began by pointing out that Barr Real Estate is the manager of 312 West Springfield Avenue. He described the existing lot and its current use. He talked about the current zoning of the lot, which is B-2, Neighborhood Business – Arterial Zoning District. He noted that the petitioners did not feel that the mix of uses in the building had been successful. Therefore, they proposed to rezone it to B-4, Central Business Zoning District, which would allow multi-family apartment buildings without providing commercial space by right.

Mr. Lindahl went on to give a brief description of the adjacent land uses, noting their zoning as well. He discussed the petitioner's perspectives and explained that there had been parking conflicts between the previous commercial and residential tenants. Since most of the commercial tenants had vacated, the commercial space has remained empty.

He talked about the how rezoning the proposed property from B-2 to B-4 would be generally consistent with goals and intent of the Urbana Downtown Strategic Plan and the 2005

Comprehensive Plan. It would also help to contribute to the downtown life of Urbana's central area.

Mr. Lindahl summarized staff findings and read the options of the Plan Commission. Staff recommendation was as follows:

Based on the evidence presented in the written staff report and at this meeting, and without the benefit of considering additional evidence that may be presented during the public hearing, staff recommended that the Plan Commission forward Plan Case No. 1981-M-06 to the Urbana City Council with a recommendation for approval.

With no questions from the Plan Commission for City staff, Chair Pollock opened the public hearing to hear comments or concerns of people in the audience.

Vance Barr, of Barr Real Estate, mentioned that they have managed the building for the current owners for a couple of years. From the onset of Barr Real Estate's management experience of the building, there had always been high degree of conflict between the primary commercial tenant and the residential tenants. Much of this was driven by the nature of the access to the building and the parking situation. It eventually escalated to the degree to which the primary commercial tenant vacated the building after having been located there for a number of years.

He believed that this particular property was not designed well enough to accommodate a commercial use within it. With respect to having any kind of retail value, in terms of leasing, there was no visibility. It does not have any of the kind of elements to it that a retail type commercial property would have. Office use has not worked at all as well. Barr Real Estate has tried to use it and aggressively market it for over a year with no luck.

The building was really architecturally designed as an apartment building. Pragmatically it functions as an apartment building. As a result, they would like to revert it back to what it was really designed for. They have had great luck leasing the 15 apartments. People really like living there because it is close to downtown.

Mr. Ward understood the issue with the design problem. He believed, after reading the written staff report, that someone had made a colossal design error in putting this building together in terms of what the zoning was and what the intent of the building was.

He asked for clarification regarding the parking spaces. He did not understand the nature of the dispute about parking, since there seemed to be sufficient parking. Why didn't this work? Mr. Barr answered that there were ten parking spaces for three commercial tenants in the building. These ten parking spaces were pretty much full all of the time. Clients of the commercial tenants were starting to park in the residential tenants' parking spaces, which is what created the dispute.

Robert Myers, Planning Manager, reminded the Plan Commission members that the zoning will probably outlast the existing building. The rezoning of the property to B-4 would be in conformity with the 2005 Comprehensive Plan and with the idea of being part of the Central Business District.

With no further comments from the audience, Chair Pollock closed the public hearing, and he opened the case up for the Plan Commission discussion.

Mr. White commented that no matter what the property is zoned, there would not be enough parking spaces. He did not feel certain that rezoning would solve the parking problem.

Mr. Pollock questioned how many apartment units would go into the commercial space. Mr. Barr replied that the commercial space would convert into about three additional apartment units. Mr. Pollock inquired as to what the parking requirements would be for this property. Elizabeth Tyler, Director of Community Development Services, responded by saying that there were no parking requirements for the B-4 Zoning District. It would depend on the number of bedrooms and bedroom size. Mr. Barr noted that there would be 2-two bedroom apartments and 1-one bedroom apartment. Ms. Tyler stated that the City would require three parking spaces for these additional apartment units.

Mr. Ward felt conflicted about this case. He believed it to be ironic that the Plan Commission was being asked to rezone the property to B-4 in order for the building to be converted to be totally a residential use. Also, when someone designed the existing building for the proposed space for the mixed use purpose, they did not design it quite right. Now, the City is being asked to clean up a mess.

He was most conflicted with the philosophical issue where one perspective says that zoning is the way it is for a particular reason. When the Plan Commission has a request to recommend a rezoning, then they do it only when there is compelling evidence in favor of that change. He was having a problem with finding compelling evidence.

The other perspective seems to be that the City has zoning regulations, and if a property owner wants to change the zoning, then the City goes ahead and changes the zoning unless there was compelling reasons not to. He did not agree with this.

Mr. Pollock gave a brief history of the B-2 Zoning District. He explained that when the City did the Downtown to Campus Plan, the B-2 Zoning District was created in hopes of moving gradually from downtown business to University residential. The B-2 Zoning District requires that there be a combination of commercial and residential uses. He noted that it was an experimental district, and nothing else has been built like the proposed building along the Springfield Avenue stretch that is zoned B-2. It may in fact be an experiment that did not work very well.

When looking at this request, he wondered why the City would zone a property commercial (B-4) so that it could be used as residential. After reading the description for B-4, he realized that a multi-family dwelling use was permitted by right. A B-4 Zoning District does not seem out of place on the edge of the City's downtown commercial district. It might be that rezoning the property to B-4 would be the best possible option to allow the building to be used to its highest degree successfully.

Ms. Upah-Bant recalled the original case. This type of business was supposed to attract a lot of sidewalk traffic. It was curious to her that parking is what killed the business use. This building was to be a model development for the B-2 Zoning District.

Ms. Tyler noted that the City has had problems with the MOR, Mixed-Office-Residential Zoning District, not performing how they expected it to. There was a vision for the B-2 Zoning District to be very prescriptive. The problem with being so prescriptive is that it is not flexible enough to respond to customer demand for parking spaces or tenant demand for certain visibility. The mixed use projects are difficult to lease out the retail and office spaces. The Stratford is looking for a tenant for their commercial space, as well as the Gregory Place is taking time to lease their commercial space out, even with all of the surrounding foot traffic.

The City has modified the MOR Zoning District, and hopefully it will perform better in the future. The City may want to look at the B-2 Zoning District as well and make some modifications. City staff felt that for this particular problem rezoning would be more consistent with the City's policies than trying to immediately fix the zone or request a variance.

Mr. Hopkins moved that the Plan Commission forward Plan Case No. 1981-M-06 to the City Council with a recommendation for approval. Ms. Goscha seconded the motion.

Mr. Ward understood the nature of the problem and was sympathetic. However, he would like to see the City take a look at the B-2 Zoning District. Rather than dealing with the problem one property at a time, the City could effectuate a permanent solution to the issues of the B-2 Zoning District.

Roll call on the motion was as follows:

Mr. Grosser	-	Yes	Mr. Hopkins	-	Yes
Mr. Pollock	-	Yes	Ms. Upah-Bant	-	Yes
Mr. Ward	-	No	Mr. White	-	No
Ms. Burris	-	Yes	Ms. Goscha	-	Yes

The motion was passed by a vote of 6 ayes – 2 nays. Chair Pollock stated that the motion would go to City Council on Monday, March 6, 2006.

Location Map

Exhibit "A"

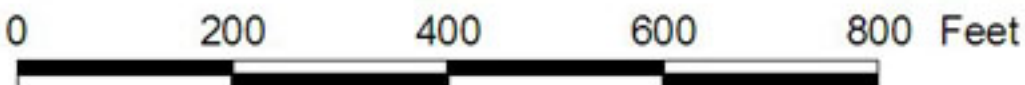
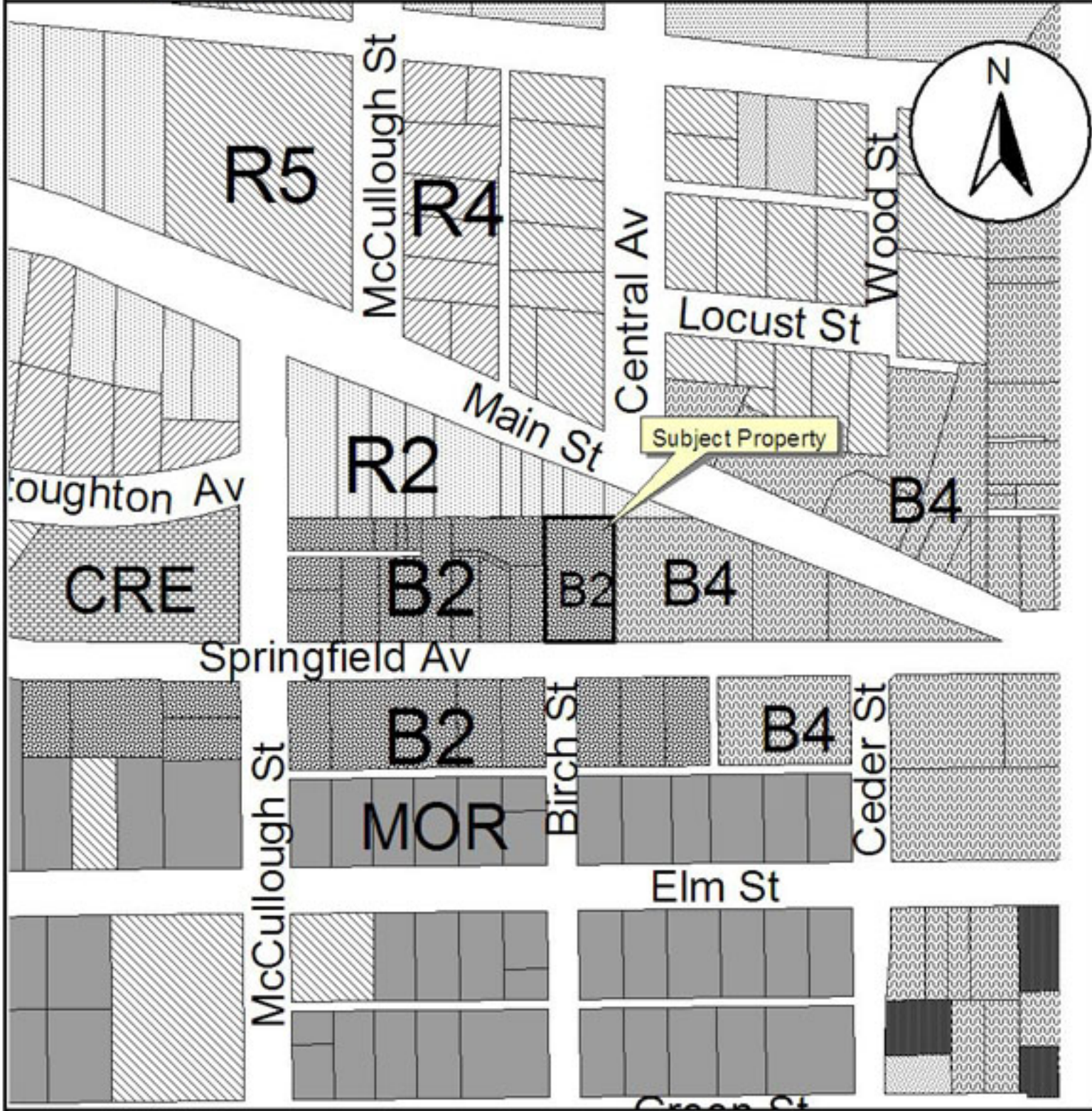


Plan Case: 1981-M-06
Petitioner: Barbara Gaffen & Michael Zaransky,
d/b/a Prime Properties Investors, Ltd.,
Address: 312 West Springfield Avenue
Description: rezone a 0.34-acre property from
B-2, Neighborhood Business - Arterial to
B-4, Central Business.

Prepared 2/06/06 by Community Development Services - pal

Zoning Map

Exhibit "B"



Plan Case: 1981-U-08
 Petitioner: Barbara Gaffen & Michael Zaransky,
 d/b/a Prime Properties Investors, Ltd.,
 Address: 312 West Springfield Avenue
 Description: rezone a 0.34-acre property from
 B-2, Neighborhood Business - Arterial to
 B-4, Central Business.

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- B2 - Neighborhood Business - Arterial
- B4 - Central Business
- CRE - Conservation-Recreation-Education
- R2 - Single Family
- R4 - Medium Density Multiple-Family
- R5 - Medium High Density Multiple-Family



Plan Case: 1981-M-06
 Petitioner: Barbara Gaffen & Michael Zaransky,
 d/b/a Prime Properties Investors, Ltd.,
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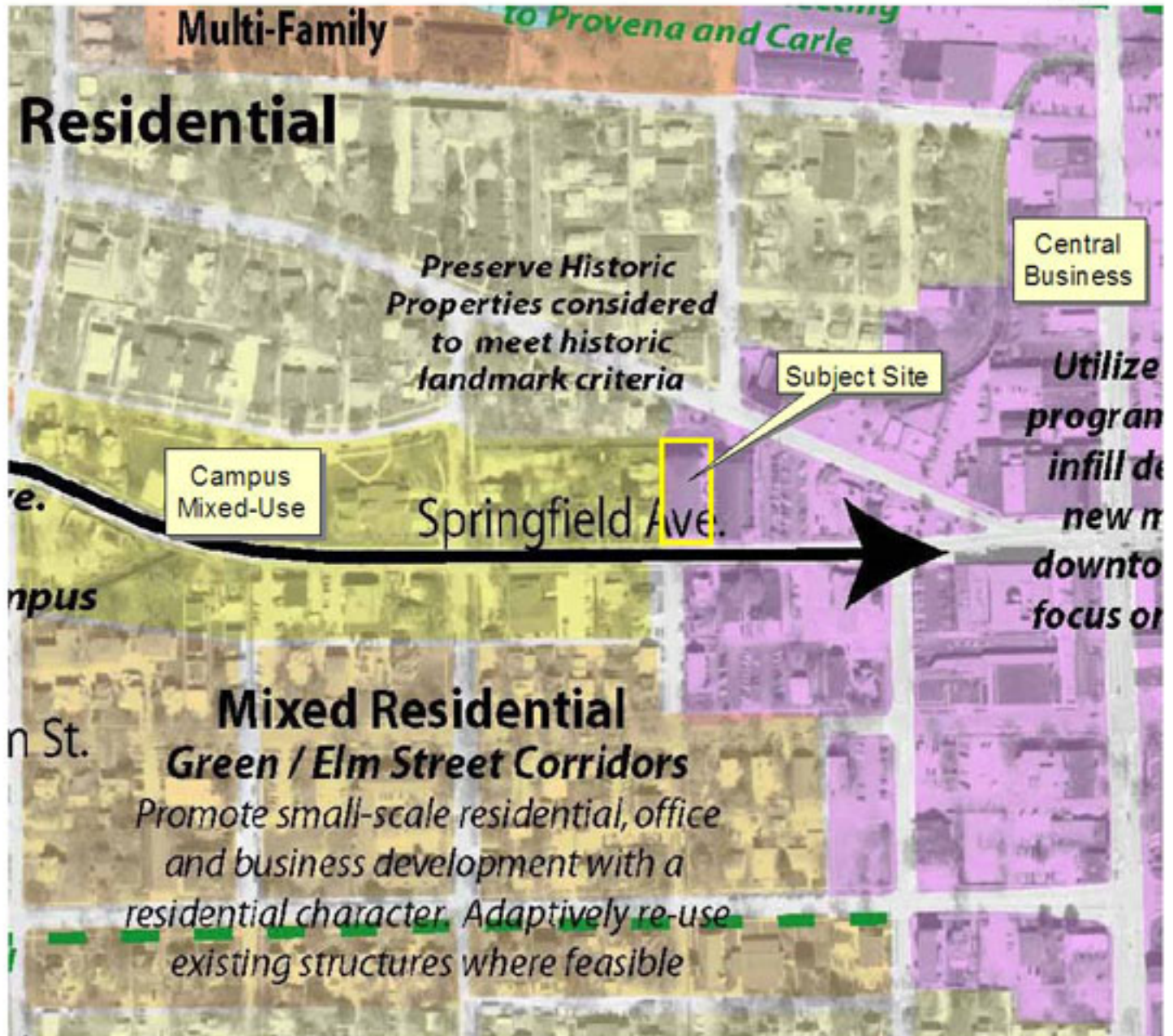
v= Vacant

SF - Single Family
 RH - Rooming House
 DU - Duplex
 WH - Warehouse
 APT - Apartment
 COM - Commercial
 CH - Church

Future Land Use Map

Exhibit "D"

Source: Comprehensive Plan Future Land Use Map # 8, p.79



Plan Case: 1981-M-06
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Prepared 2/06/06 by Community Development Services - pal

Exhibit "E" Site Photos



#1 - Façade and west on Springfield

#2 - Facade



#3 - East down north property line

#4 - South along fence on west property line



#5 - Northeast at west facade

#6 - North into garage