

P&Z CASE NO. 428
6400 BLK BROADWAY ST
(6401/6403 & 6421 BROADWAY ST)
REPLAT

NOVEMBER 07, 2022



COMMUNITY DEVELOPMENT

Presented by:
Lety Hernandez
Director

PROPERTIES



- B-1
- West side of Broadway between College Blvd and Inslee Ave

SUMMARY



- The applicant is seeking to replat combining two (2) properties into one (1) for future commercial development.
 - A formal review of the proposed construction would be required prior to issuance of a building permit.
- The existing commercial use structures will remain.



Lot Width

Min. – 75ft

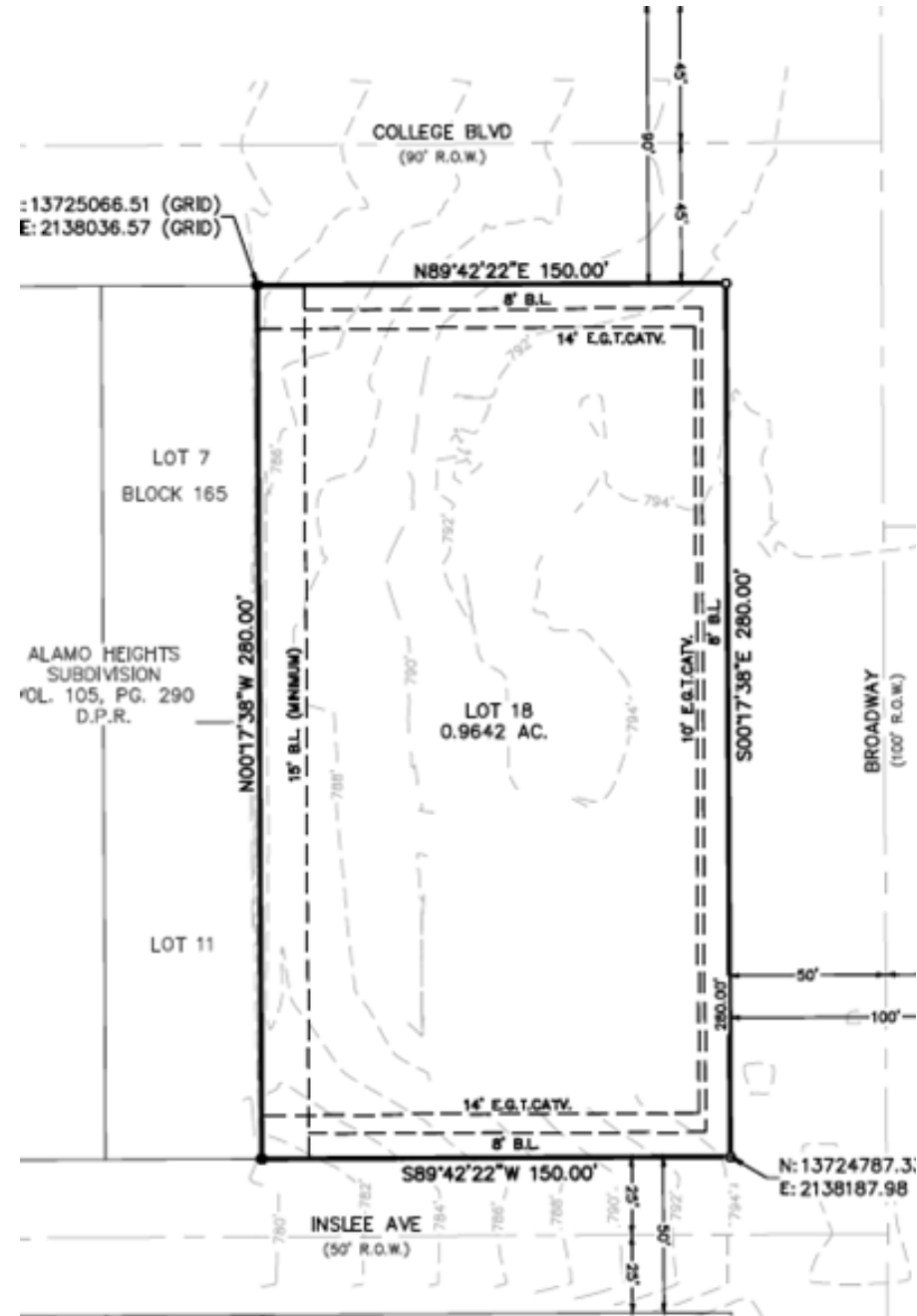
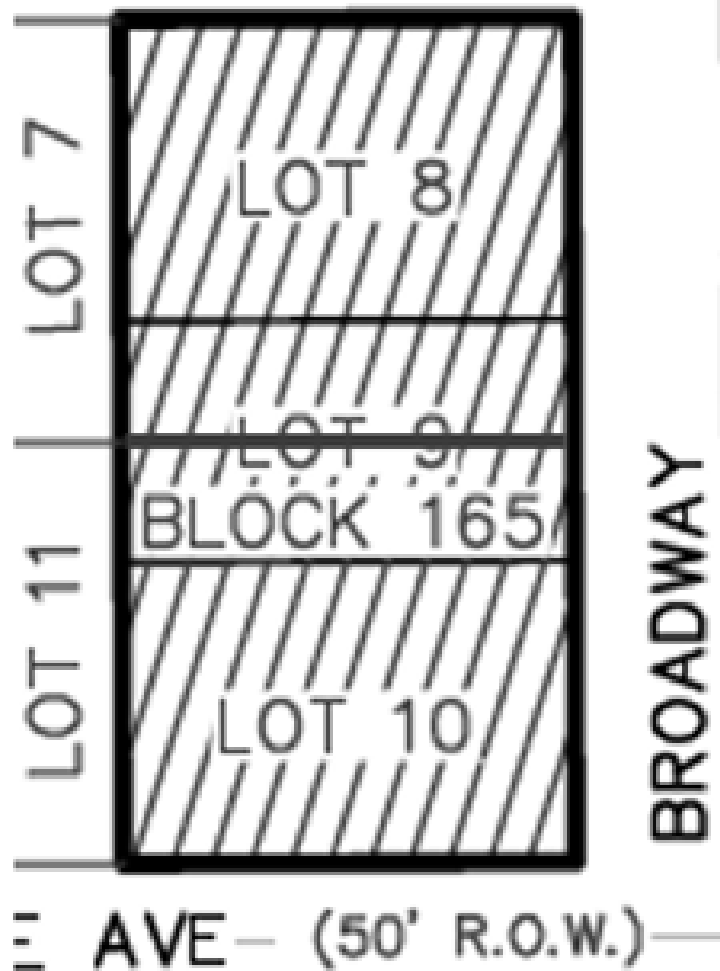
Proposed – 280ft

Lot Area

Min. – 7,500 sq ft

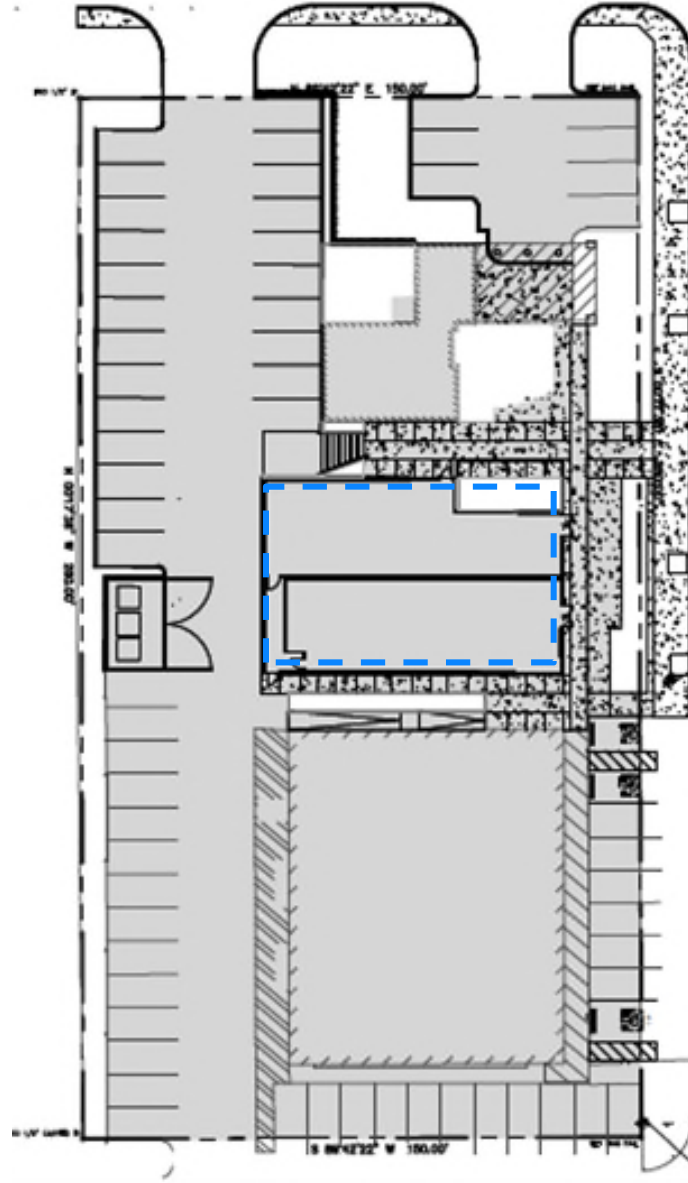
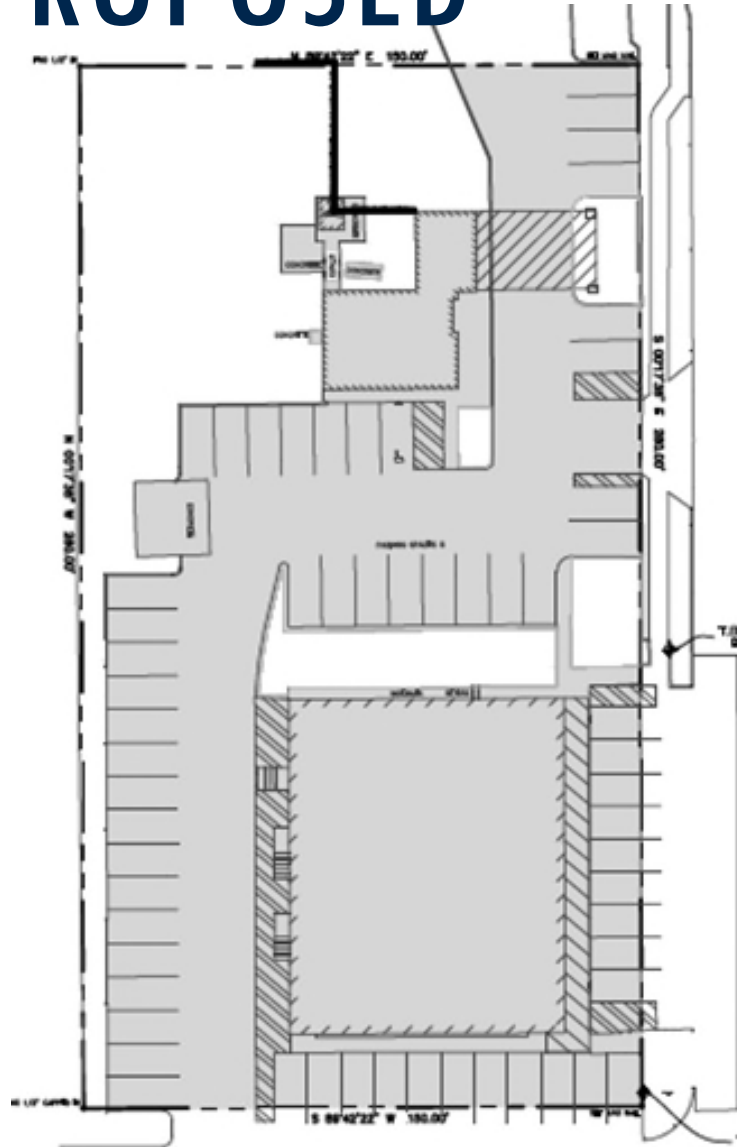
Proposed – 42,000 sq ft

PROPOSED





PROPOSED



PRE-DEVELOPMENT

TOTAL AREA: 42,000.00 SF (0.964 AC.)

DA-1: 42,000.00 SF (0.964 AC.)

PERVIOUS COVER: 12,113.20 SF (0.278 AC.) (29%)

IMPERVIOUS COVER: 29,886.80 SF (0.686 AC.) (71%)



POST-DEVELOPMENT

TOTAL AREA: 42,000.00 SF (0.964 AC.)

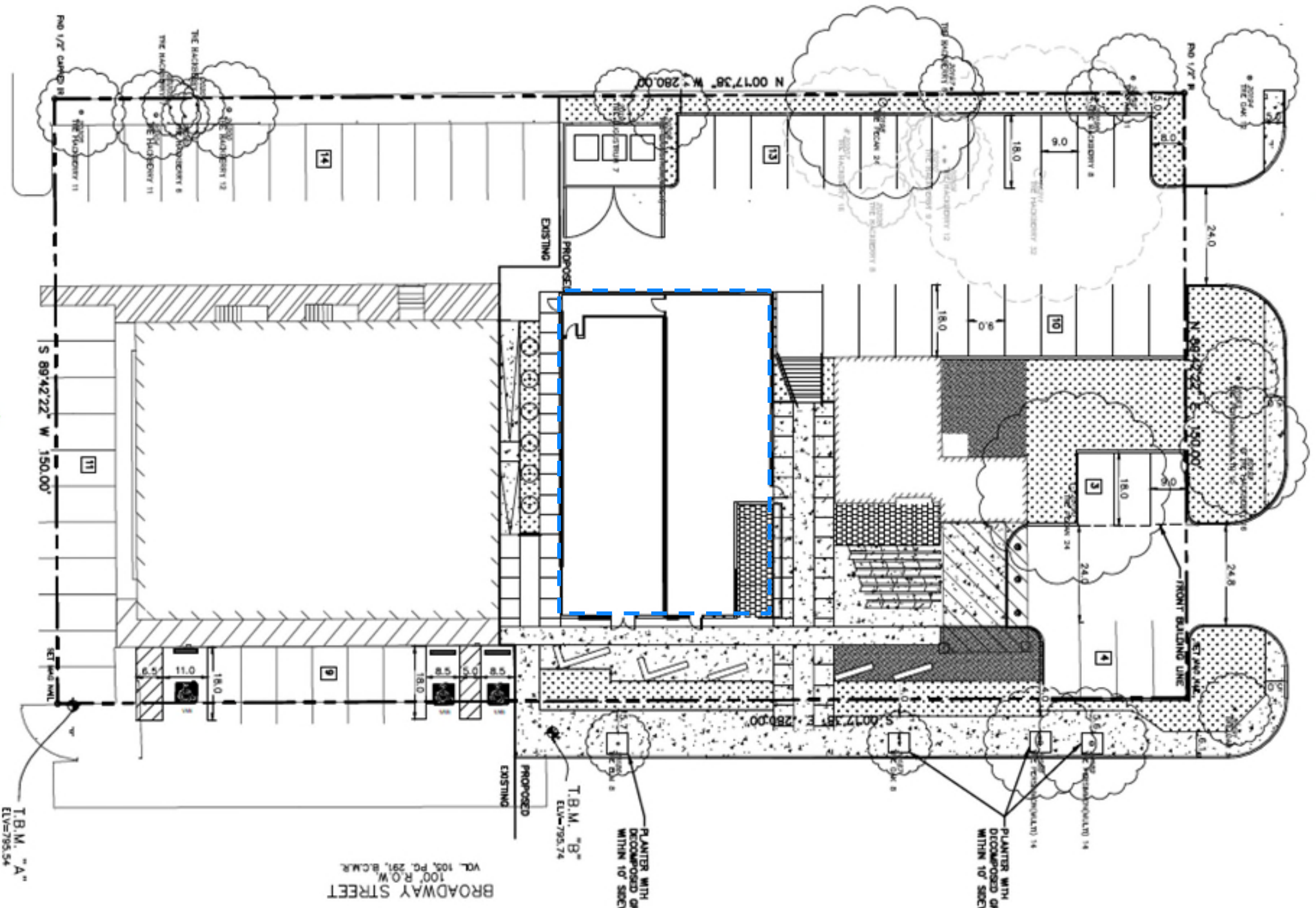
DA-1: 42,000.00 SF (0.964 AC.)

PERVIOUS COVER: 5,568.40 SF (0.128 AC.) (14%)

IMPERVIOUS COVER: 36,256.94 SF (0.832 AC.) (86%)

INCREASE IN IMPERVIOUS COVER: +6,370.14 SF







POLICY ANALYSIS

- The replat does not meet Chapter 3 Zoning regulations regarding required landscaping and minimum parking requirements. New improvements are required to conform with current regulations.



POLICY ANALYSIS

■ Section 3-89(6)

If the final approval of a subdivision plan, plat or replat produces a nonconforming use or structure because of requirements of the Zoning Code, there shall be no necessity to obtain a variance or special exception from the board of adjustment for the condition which produced the nonconforming use or structure unless such condition is not disclosed in the plat specifications or other documents furnished to the city in connection with the application. In order to preserve the applicant's rights under this subsection, the subdivision plan, plat or replat approved by the city council shall include a plat note specifically describing the condition which otherwise would have necessitated a variance or special exception from the board of adjustment. If the approval of the subdivision plan, plat or replat creates a nonconforming structure, future building permits for the alteration, modification or expansion of the nonconforming structure shall be treated the same as building permit applications for other nonconforming structures.



POLICY ANALYSIS

- Required plat notes due to nonconformity:
 - Lot 18 does not conform with the minimum required 8ft wide landscape area per Section 3-69(3) of the City's Zoning Code.
 - Lot 18 does not conform with the minimum required 8ft wide landscape area per Section 3-70(1) of the City's Zoning Code.
 - Lot 18 does not conform with the minimum off-street parking requirements per Section 3-84(1) of the City's Zoning Code.



POLICY ANALYSIS

- New variances discovered upon completion of the formal review, would require review by the Board of Adjustment. The applicant would also have the option to revise the plan to comply with current regulations.
- The replat meets technical requirements of Chapter 17 Subdivision Code.
- CPS, SAWS, and Public Works have given approval of the proposed replat regarding potential impact on utilities.



PUBLIC NOTIFICATION

- Postcards — mailed to property owners within a 200-foot radius
- Notices — posted on City website and on property
- Legal Notice — posted in official newspaper of the City (SA Express News)
- Responses received:
 - Support: (0) Neutral: (0)
 - Oppose: (0)

