STAFF REPORT

Prepared by Frank Glover, Planning Intern

**Marshall B3 (RZ1606)**

**Type of Request:** Rezoning

**Meeting Dates**

Planning Board on September 20, 2016

City Council on October 4, 2016

**Contact Information**

Jason Cook
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**Summary**

This is a request to rezone the subject property from R -7 to
B-3. The lot is currently occupied by a single family home. The stated reason for this rezoning request is to permit “a financial office.” *This property is located in and around the city’s historic downtown area, and is a part of a compact, connected and diverse neighborhood.*

**Location**
208 S Marshall St

GPIN: 8884233505

**Current Zoning**Residential (High Density) R-7

**Proposed Zoning**Business (Neighborhood) B-3

**Overlay District**none

**Surrounding Zoning**O-I, R-7

**Surrounding Land Uses**Single Family Homes, Offices

**Size**0.5 acres

**Public Water & Sewer**Yes

**Floodplain**No

**Staff Recommendation**
Approval



**Conformity to the *Graham 2035 Comprehensive Plan* (GCP) and Other Adopted Plans**

**Applicable Policies;**

**Description of Development Type**Downtown Residential

**Development Toolkit Checklist**
Located near a major thoroughfare

For single family residential
and duplexes

Characteristics include
porches, sidewalks, street trees, and garages setback from the front of the home

Density of 3-6 DU/acre

New homes should consider adjacent lot sizes and building orientations

Supporting Uses: Places of worship, daycares, parks, schools, civic spaces, neighborhood commercial, small professional offices

* **2.3.1 Downtown.** A vibrant downtown is critical for Graham’s economic success. Graham’s downtown is a priority when considering incentives, investments, regulations, and marketing. Encourage entertainment options to locate within Graham’s downtown. *Increasing the availability of commercial properties may assist in increasing the quantity of individuals frequenting our downtown.*

**Applicable Strategies;**

* **1.1.5 Discourage Strip Development.** Discourage strip development along transportation arteries and proposed interstate interchanges by directing these commercial activities to proposed activity centers. *A neighborhood business zoning would permit additional low impact commercial uses adjacent to our urban core.*

**Staff Recommendation**

Based on T*he* *Graham 2035 Comprehensive Plan*, staffrecommends **approval** of the rezoning. The following supports this recommendation:

* Actions like these, done over time, would permit a stronger commercial core with a more gentle transition into the adjacent existing neighborhoods.