

**Staff Report**

**REFERRAL OF LAND USE POLICY PLAN MAP CHANGE  
FOR 118, 120 & 122 EAST 13<sup>TH</sup> STREET  
May 10, 2011**

Jerry & Jody Smith have requested a change in the Land Use Policy Plan Map from *One & Two Family Medium-Density Residential* to *Medical*. The request pertains to three contiguous properties that front on 13<sup>th</sup> Street. These properties are addressed as 118, 120 and 122 East 13<sup>th</sup> Street. The City Council asked staff for further information before taking any action on the Smith's request. This request, in combination with a similar request in this area, call attention to some inconsistencies between zoning and land use designations and the potential for a patchwork pattern of land uses. (See Attachment A).

The existing Medical land use designation extends from 10<sup>th</sup> Street at the south up to 13<sup>th</sup> Street to the north and between Kellogg Avenue to the west and the mid-block of Duff and Carroll Avenues to the east. The Medical land use is implemented under the Hospital/Medical (S-HM) zone. The S-HM zoning district follows this same boundary as the underlying Medical land use designation, except that there is a minor projection of the S-HM zone beyond the Duff/Carroll mid block that extends all the way to Carroll Avenue. This projection encompasses three lots just north of 11<sup>th</sup> Street. The S-HM zoning of this projection is therefore not consistent with the underlying *One & Two Family Medium-Density Residential* land use designation. The balance of lots fronting on Carroll Avenue are zoned Residential Medium (RM), and are thus consistent with the underlying *One & Two Family Medium-Density Residential* land use designation.

The City Council recently referred to staff a separate request from McFarland Clinic to change the Land Use Policy Plan Map and the Zoning Map for seven properties on the west side of Carroll Street, including five parcels north of 12<sup>th</sup> Street and two parcels south of 12<sup>th</sup> Street. If the Clinic's proposed change is approved, this would leave seven intervening parcels west of Carroll Avenue north of the S-HM minor projection as *One & Two Family Medium-Density Residential* land use designation. These intervening parcels would include three parcels that actually front on 13<sup>th</sup> Street, including one parcel on the corner of 13<sup>th</sup> Street and Carroll Avenue.

The Smith's three properties are adjacent to each other. Their property at 118 East 13<sup>th</sup> is zoned *Hospital-Medical* and is the site of a provider of hearing services. For this parcel, the current zone is consistent with the underlying land use designation. Therefore, the requested change to the LUPP is not needed for this lot. Their other two adjacent properties to the east are zoned *Urban Core Residential Medium Density* and are occupied by single-family detached residences. The requested change applies only to the underlying land use designation. No request to change the zoning of these two properties has been received.

If the requested land use changes from both McFarland Clinic and the Smiths are approved, there would be five remaining parcels on the west side of Carroll Avenue that would be sandwiched between Medical land use or zoning designations.

## ATTACHMENT A

