

SSCRPC Springfield Sangamon County Regional Planning Commission

Staff Findings and Recommendation

(inspected 08-29-11 by MB & AB)

SPRINGFIELD ZONING CASE # 2011-041

ADDRESS 1508, 1512, & 1516 S. MacArthur

Property Index # 22-04-106-010, 22-04-106-025, 22-04-106-011

REQUESTED ZONING B-1 Highway Business Service District.

PROPOSED LAND USE Construct a building to house an automobile sales and service company.

EXISTING: ZONING S-2, Community Shopping and Office District

LAND USE Vacant parking lot.

ROAD FRONTAGE MacArthur – 440' Good

Conkling – 154' Good

STRUCTURE DESIGNED FOR N/A

CONDITION OF STRUCTURE N/A

LOT AREA 1.55 acres

FRONT YARD N/A

SIDE YARDS N/A

REAR YARD N/A



Would the proposed zoning be spot zoning? Yes

Is the proposed zoning in accord with the City Plan? No

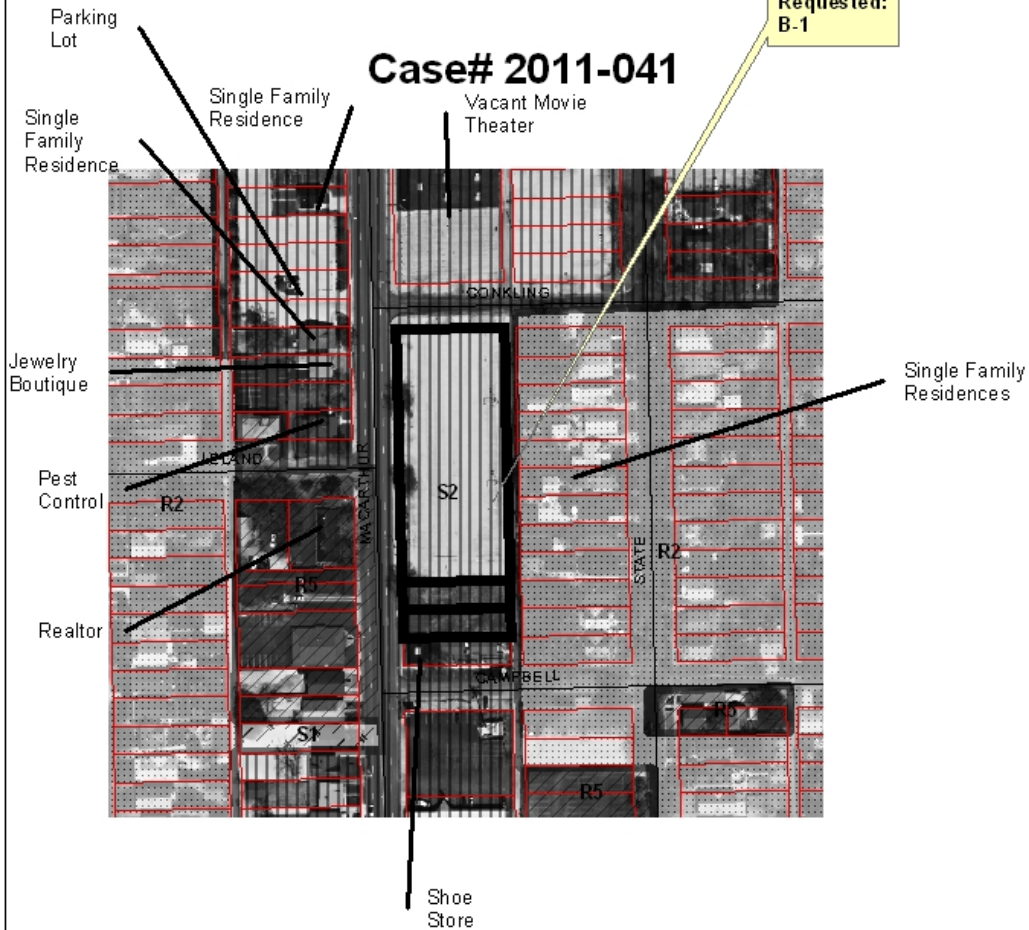
If not in accord, is the request an acceptable variation? No

PLANNING COMMISSION STAFF RECOMMENDATION:
Recommend denial. The requested zoning classification is considered to be “spot zoning”. In addition, the proposed use as an automotive sales and service business is inconsistent with the City Plan which calls for commercial uses defined as “any office, service and retail or wholesale trade use excepting those involving extensive trucking, shipping, warehousing and outside storage”. The City Plan identifies such commercial uses as being more consistent with the immediate area and result in less negative impact on residential properties to the east than the proposed use. The proposed use is also in conflict with the MacArthur Boulevard Master Plan, released in February of 2011, which calls for even less intense uses for the subject properties than those identified in the City Plan. Furthermore, the MacArthur Boulevard Plan recommends the development of an “auto service campus” south of North Street as a more appropriate location for uses such as the one proposed.

City Zoning

Case# 2011-041

Requested:
B-1

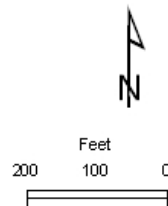


County Zoning

	RM-4		I1
	R3		I2
	R2		B3
	R1a		B2
	R1		B1
	OFF		A

City Zoning

	R5		H1		OFF
	R1		H2		PUD
	R2		H3		B1
	R3a		S1		B2
	R3b		S2		I1
	R4		S3		I2



SSC RPC
Spring Hill-Seminole County
Regional Planning Commission

RECOMMENDED - FINDINGS OF FACT

Case #: 2011-041

Address: 1508, 1512, & 1516 S. MacArthur

- (i) Existing uses of property within the general area of the property in question.

North: Parking lot and building previously utilized as a movie theater. Northeast: Two (2) single-family residences and a parking lot. South: Retail shoe store. East: Single-family residences. West: Jewelry boutique, pest control office, and realtor.

- (ii) The zoning classification of property within the general area of the property in question.

North, northwest and northeast: S-2. South: S-2. East: R-2. West: S-2 and R-5. Southwest: A small parcel of S-1.

- (iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

The property is vacant so it could reasonably be developed with uses permitted under the existing zoning classification.

- (iv) The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification.

The properties fronting MacArthur Boulevard on the east side of the street between South Grand Avenue and Laurel Street have been zoned S-2 continuously since 1966. Properties on the west side of the street have remained a mix of R-5B and S-2 zoning classifications between South Grand Avenue and Laurel Street. The development in the area has remained consistent with the existing zoning classifications.

- (v) The relationship of the uses allowed under the proposed zoning classification to the Official City Plan.

The proposed use as an automotive sales and service business is inconsistent with the City Plan which calls for commercial uses defined as “any office, service and retail or wholesale trade use excepting those involving extensive trucking, shipping, warehousing and outside storage”. The City Plan identifies such commercial uses as being more consistent with the immediate area and result in less negative impact on residential properties to the east than the proposed use. The proposed use is also in conflict with the MacArthur Boulevard Master Plan, released in February of 2011, which calls for even less intense uses for the subject properties than those identified in the City Plan. Furthermore, the MacArthur Boulevard Plan recommends the development of an “auto service campus” south of North Street as a more appropriate location for uses such as the one proposed.

- (vi) If the Commission finds that both existing zoning classification and the zoning classification requested in the proposed amendment are inappropriate, the Commission shall make a finding on the appropriate zoning classification for the property.

The Commission finds that the requested zoning classification is considered to be “spot zoning” and that the existing zoning classification is appropriate. Furthermore, the property is vacant and can be developed with a variety of permitted uses that would be more consistent with the area and the City Plan. The requested B-1 zoning classification and the proposed use as an automotive sales and service business are seen as too intense for the immediate area and will have a negative effect on the residential properties to the east.