

City of Huntington Planning Commission

June 18th, 2020

Staff Report: A petition to rezone properties to C-1 Neighborhood Commercial District from R-5 Residential District, the properties are located between 5th Avenue and 6th Avenue and 4th Street and 3rd Street.

Legal Ad

PC 20-12

A petition to rezone properties to C-1 Neighborhood Commercial District from R-5 Residential District, the properties are located between 5th Avenue and 6th Avenue north to south and 4th Street and 3rd Street east to west.

Petitioner: City of Huntington, 800 5th Ave, Huntington, WV 25701

Introduction

City of Huntington is petitioning the rezone these properties to C-1 Neighborhood Commercial to make the existing non-residential uses conforming, allowing for future commercial uses, and protect the existing structures and residential uses within the city block.

Existing Conditions

This city block is currently zoned R-5 Residential District, which is our multi-family district.

These properties located on this block include a mix of uses and structures. There are 2 businesses, 1 home occupation, 1 apparently vacant commercial structure, 11 structures with multiple dwelling units, and 8 single family homes, to include the home occupation. All but three structures are two

stories tall. Most are two and a half stories and fit the single-family form.

The properties have a range of values with some being extremely low such as a 2,300 SF lot with a 1,400 SF home appraised at \$15,300, to moderate such as a 4,500 SF lot with a 3,300 SF home appraised at \$99,100.

The properties on the western side of the block along 3rd Street appear to lack significant maintenance and have clear vacancy as well. Closer to 4th Street, properties appear to be in fair to good condition along the Avenues and are in fair shape along 4th Street.

The southern side of the block is primarily owned and occupied by a mortuary.

Proposed Conditions

The city blocked would be rezoned to C-1 Neighborhood Commercial. This would still allow all residential to be conforming while also allowing for some of the properties to be transitioned to low nuisance commercial uses that could compliment both downtown and the residential nature of the neighborhood. This would also make all existing commercial uses conforming.

Staff Comments

PC 20-12 Staff Report

The future land use map proposes these parcels to be zoned Downtown Transition.

At this moment, the staff does not have a draft a Downtown Transition that is ready for review of the commissioners or for potential implementation within the city. However, C-1 Neighborhood Commercial is similar to the characteristics of the proposed Downtown Transition District. Therefore the staff is requesting that the properties on this city block be rezoned to C-1 in hopes of protecting the existing residential structures while allowing for low-nuisance commercial uses on the block as well. This will also make the professional offices already on the block legally conforming.

Comprehensive Plan

The Future Land Use Map located within the City of Huntington Comprehensive Plan, Plan 2025 the petitioned property is designated as “downtown transition”.

Downtown Transition is described as:

- Medium to high density development
- Transition zone between neighborhood and downtown core
- Mixed-use but cohesive quality
- Repurpose of large single-family housing for office or multi-family uses maintaining character

Therefore, the proposed rezoning is primarily in line with the future land use map.

Relevant Factors

The relevant factors in considering a change in zoning include the following:

(1) existing **uses** and zoning of nearby **property**;

(2) the extent to which **property** values are diminished by the particular zoning restrictions;

(3) the extent to which the destruction of **property** values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

(4) the relative gain to the public, as compared to the hardship imposed upon the individual **property** owner;

(5) the suitability of the subject **property** for the zoned purposes; and

(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 **property**.

Attachments

Please see attached Aerial, Location, Zoning Maps for reference.



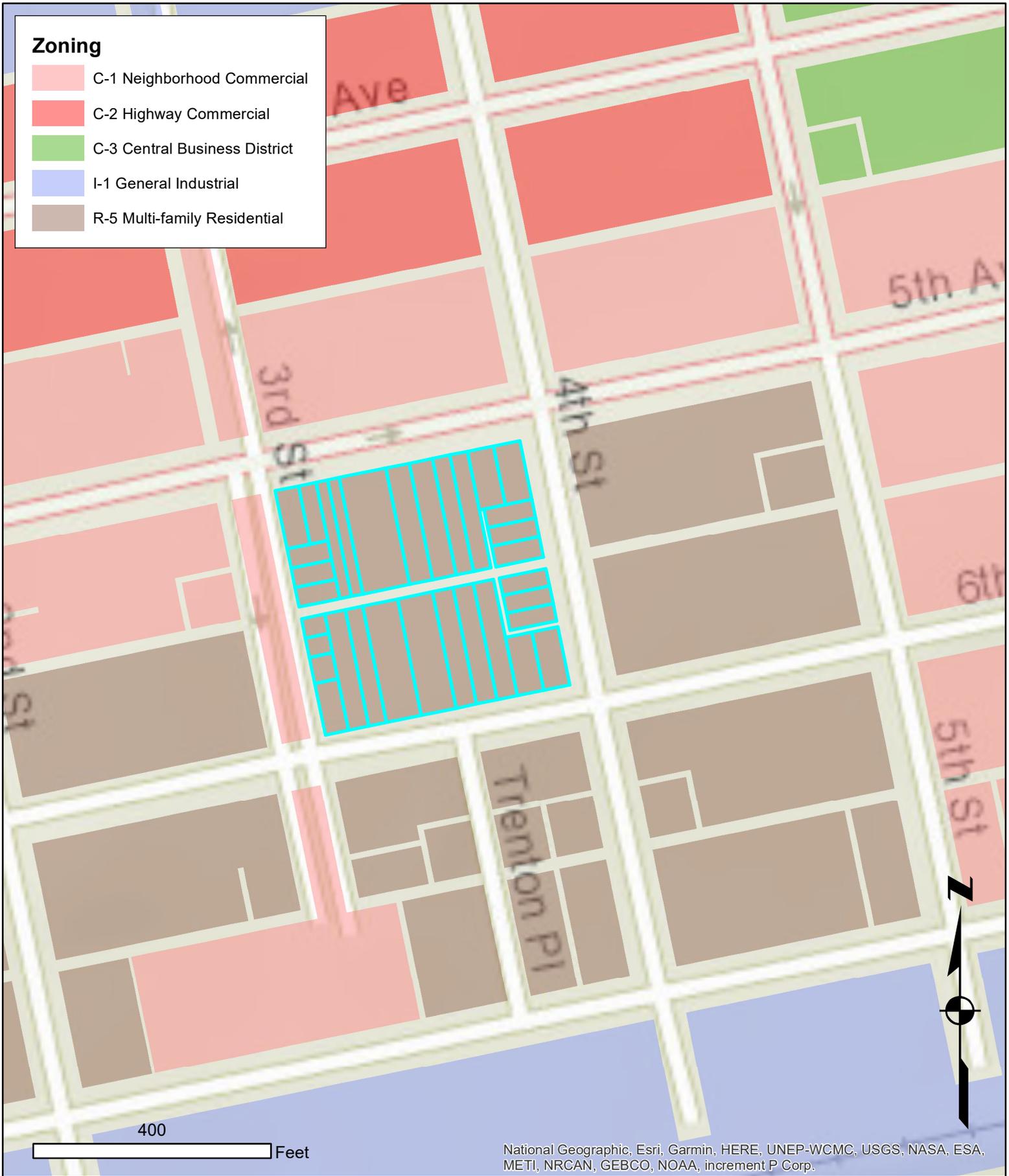
Block 37

Aerial



Zoning

- C-1 Neighborhood Commercial
- C-2 Highway Commercial
- C-3 Central Business District
- I-1 General Industrial
- R-5 Multi-family Residential



National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

Block 37 Zoning



Land Use

- Light Industrial
- Transition Commercial
- Downtown Transition



Block 37 Future Land Use

