

STAFF ZONING REPORT

Case No. 0714-06
 HTE No. 14-10000030

Planning Commission Hearing Date: July 30, 2014

Applicant & Legal Description	<p>Applicant/Owner: Related Investors, Ltd. Representative: Urban Engineering Legal Description/Location: Being a 12.28 acre tract of land out of Lots 1 and 2, Section 24 and Lots 31 and 32, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, located along the east side of Rodd Field Road, approximately 2,200 feet south of Yorktown Boulevard.</p>			
Zoning Request	<p>From: "FR" Farm Rural District To: "RS-4.5" Single-Family 4.5 District Area: 12.28 acres Purpose of Request: To allow construction of a single-family residential subdivision in a Cluster Development Overlay.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"FR" Farm Rural	Vacant	Low Density Residential
	<i>North</i>	"RS-4.5" Single-Family 4.5	Vacant & Low Density Residential	Low Density Residential
	<i>South</i>	"FR" Farm Rural	Vacant	Low Density Residential
	<i>East</i>	"RS-4.5" Single-Family 4.5	Vacant	Low Density Residential
	<i>West</i>	"IL" Light Industrial	Vacant	Low Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan (ADP) and is planned for a low density residential use. The proposed change of zoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Future Land Use Plan. Map No.: 042029, 043029 Zoning Violations: None</p>			

Trans- portation	Transportation and Circulation: The subject property will be platted and local residential streets will be constructed as part of the Rancho Vista Subdivision. This phase of the Rancho Vista Subdivision will have indirect access to Yorktown Boulevard, which is an “A3” Primary-Arterial Divided street. The rezoning area incorporates the boundary of future Rodd Field Road, in which the new subdivision plat will provide street dedication.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2011)
	Yorktown Blvd.	“A3” Primary-Arterial Divided Street	130’ ROW, 79’ paved	140’ ROW 24’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District to allow single-family lots with a Clustered Development Overlay.

The Clustered Development Overlay consisting of multiple single-family detached units is a permitted use in the “RS-4.5” Single-Family 4.5. Clustered developments are also allowed in multifamily and commercial districts, when platted, developed and constructed in accordance with the Clustered Development Overlay. All principal uses authorized in the applicable residential zoning district(s) shall be allowed in the clustered development.

Applicant’s Development Plan: The applicant is proposing to construct an additional unit to the Rancho Vista Subdivision. A plat layout has not been submitted for review, but the rezoning area will contain approximately 24 units. The development will be designed according to standards of a Clustered Development Overlay in the Unified Development Code. No minimum width or depth of a lot shall apply, but the development may not exceed the maximum density permitted within the underlying district. The maximum density permitted in a “RS-4.5” Single-Family 4.5 District is 9.68 units per acre. The development overlay allows for many other deviations from the underlying district development standards.

The development will incorporate a Home Owner’s Association for the maintenance of common facilities, drives, alleys, pedestrian paths, open space, parking areas and storm water maintenance onsite. A minimum 35% open space for the entire development will be provided and can be credited toward the Community Enrichment Fund platting requirement. Parking spaces and other impervious surfaces do not qualify as common open space. The development will have fencing and buffering requirements when adjacent to other residential zoning districts.

Existing Land Uses & Zoning: South of the subject property is vacant land that is zoned “FR” Farm Rural District. An expansion of the Rancho Vista Subdivision is being constructed east of the property and is zoned “RS-4.5” Single-Family 4.5 District. West of the property and across the Rodd Field Road right-of-way are platted vacant properties in an “IL” Light Industrial District. North of the subject property is a section of Rancho Vista that is currently occupied by single-family dwellings and zoned “RS-4.5”

Single-Family 4.5 District. The developer has plans to expand Rancho Vista ultimately to the Oso Creek.

AICUZ: The subject property is **not** located in one of the Navy’s Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan Consistency: The proposed change of zoning is consistent with the Comprehensive Plan and the adopted Future Land Use Plan, which slates the property for a low-density residential use.

Plat Status: The subject property will require platting with all infrastructure to be constructed in accordance with the Comprehensive Plan and other master plans. A site plan will be required with the plat for review using the Cluster Development Overlay standards.

Department Comments:

- Extension of the Rancho Vista Subdivision is consistent with the adopted Future Land Use Plan and is an appropriate use for this land.
- The Zoning Map amendments are consistent with the Comprehensive Plan.
- The “RS-4.5” Single-Family 4.5 District is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
- The Zoning Map amendment does not have a negative impact upon the surrounding neighborhood.

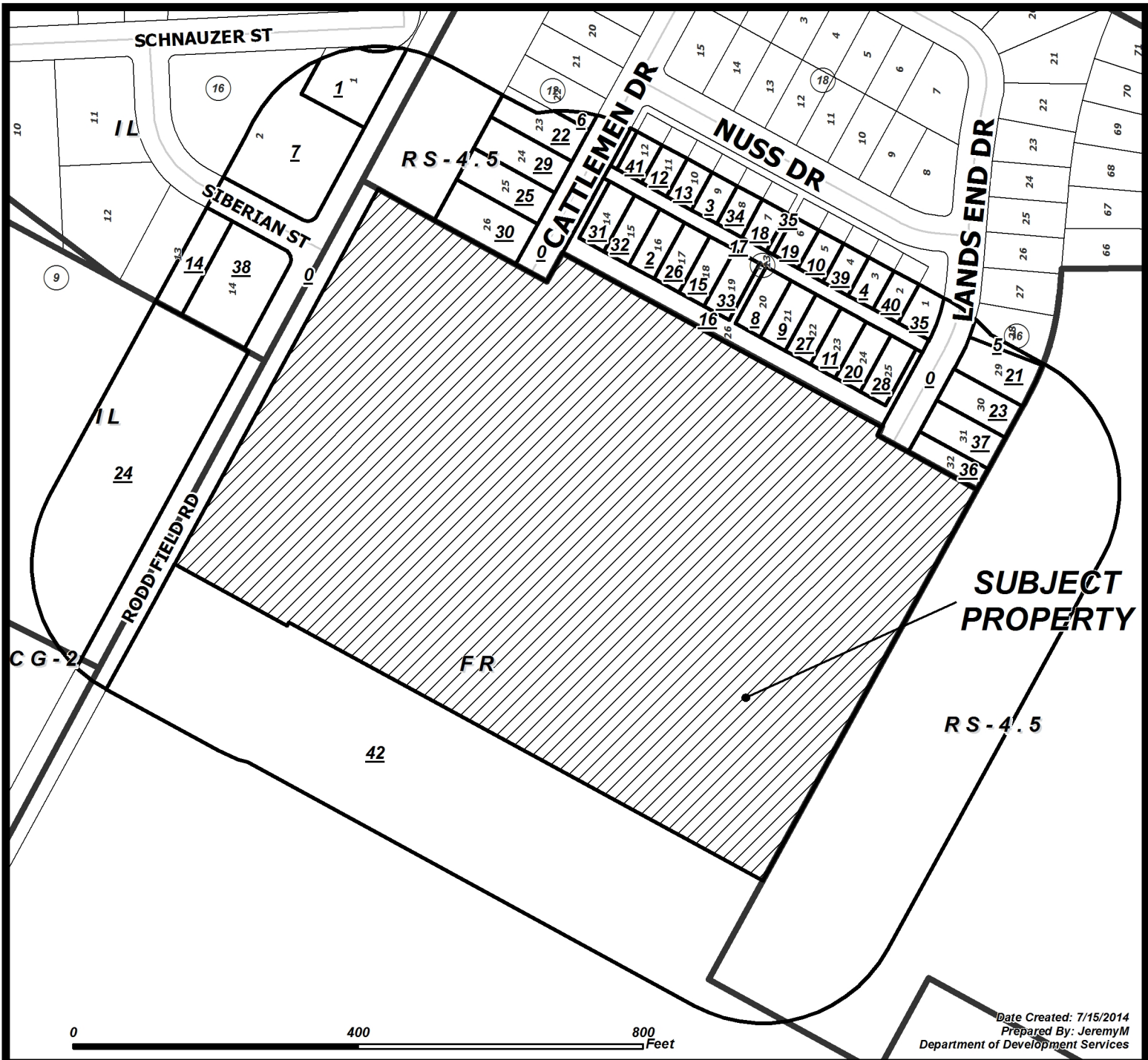
Staff Recommendation:

Approval of the change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District.

Public Notification	Number of Notices Mailed – 44 within 200-foot notification area 3 outside notification area
	<u>As of July 23, 2014:</u>
	In Favor – 0 (inside notification area); 0 (outside notification area)
	In Opposition – 0 (inside notification area); 0 (outside notification area)
	Totaling 0.00% of the land within the 200-foot notification area in opposition.

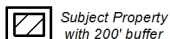
Attachments:

- A. Location Map (Existing Zoning & Notice Area)



CASE: 0714-06 ZONING & NOTICE AREA

RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	Two-Family
CR-1	Resort Commercial	RS-15	Single-Family 15
CR-2	Resort Commercial	RE	Residential Estate
CG-1	General Commercial	RS-TH	Townhouse
CG-2	General Commercial	SP	Special Permit
CI	Intensive Commercial	RV	Recreational Vehicle Park
CBD	Downtown Commercial	RMH	Manufactured Home
CR-3	Resort Commercial		
FR	Farm Rural		
H	Historic Overlay		
BP	Business Park		



4 Owners within 200' listed on attached ownership table



X Owners in opposition

