

STAFF REPORT

Case No.: 0415-02
 HTE No. 15-10000012

Planning Commission Hearing Date: April 8, 2015

Applicant & Legal Description	<p>Applicant/Owners: Superior N & R Development LLC Legal Description/Location: 19.697 acres out of Lot 22, Section 48, Flour Bluff and Encinal Farm and Garden Tracts, located south of Graham Road between Ruddock Drive and Dove Lane.</p>			
Zoning Request	<p>From: "RS-6" Single-Family 6 District To: "RS-4.5" Single-Family 4.5 District Area: 19.697 acres Purpose of Request: To allow the construction of a single-family subdivision.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"RS-6" Single-Family 6 District	Vacant	Low Density Residential
<i>North</i>		"RE" Residential Estate District	Vacant	Estate Residential
<i>South</i>		RS-6" Single-Family 6 District	Vacant	Low Density Residential
<i>East</i>		"RS-6" Single-Family 6 District	Low Density Residential and Vacant	Low Density Residential
<i>West</i>		"RS-6" Single-Family 6 District	Estate Residential, Low Density Residential, and Light Industrial	Low Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Flour Bluff Area Development Plan (ADP) and is planned for low and medium density residential uses. The proposed change of zoning is consistent with the adopted Future Land Use Plan. Map No.: 035031 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The area to be rezoned has access to Graham Road, which the Urban Transportation Plan shows as a proposed C1 Collector.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Graham Road	C1 Collector	60' ROW 40' paved	40' ROW 20' paved	Not Available

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

Development Plan: The applicant plans to develop the 19.67 acre property for a single-family residential subdivision. The minimum development standards for the “RS-4.5” Single-Family 4.5 District are 4,500 square foot lots, 45-foot lot widths and 20-foot front yard setbacks.

Existing Land Uses & Zoning: The subject property is vacant and zoned “RS-6” Single-Family 6 District. North of the subject property is zoned “RE” Residential Estate District and is vacant. South of the subject property is zoned “RS-6” Single-Family 6 District and the land is currently vacant. Properties to the west of the subject property are zoned “RS-6” Single-Family and are either vacant or occupied by estate residential uses, low density residential uses, or light industrial uses. East of the subject property are low density residential uses zoned “RS-6” Single-Family 6 District.

AICUZ: The subject property is **not** located in a Navy Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan (ADP) Consistency: The subject property is within the boundaries of the Flour Bluff ADP. The proposed rezoning is consistent with the adopted Future Land Use Plan, which slates the property for low density residential uses.

Department Comments:

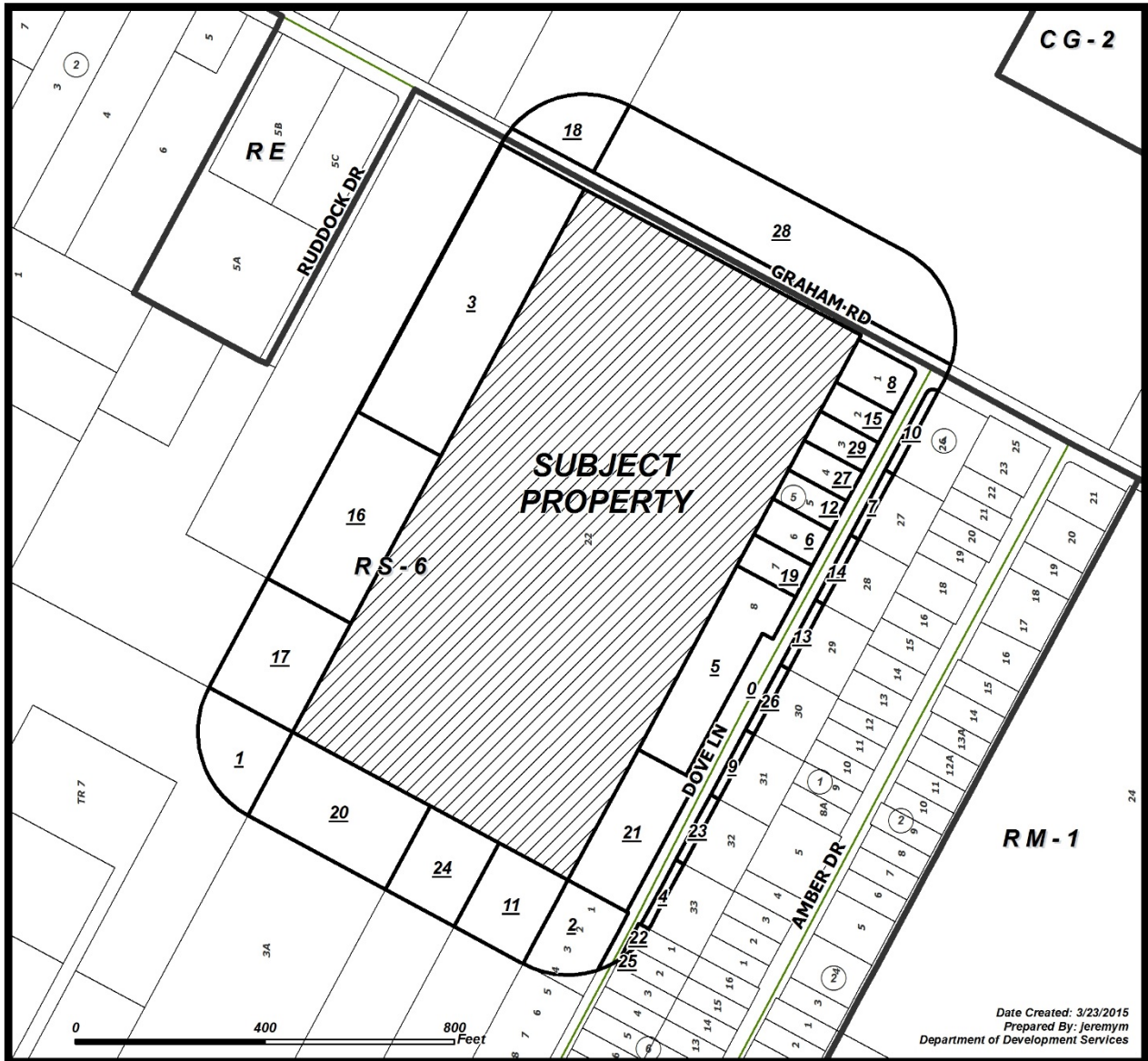
- The proposed rezoning would not negatively impact the surrounding properties and the property to be rezoned is suitable for the proposed uses.
- The Rezoning is consistent with the Comprehensive Plan.
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area.

Staff Recommendation:

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

Public Notification	Number of Notices Mailed – 29 within 200-foot notification area; 11 outside notification area
	<u>As of April 1, 2015:</u>
	In Favor – 0 inside notification area; 0 outside notification area
	In Opposition – 0 inside notification area; 0 outside notification area
	For 0.0% in opposition.

Attachments: 1. Location Map (Existing Zoning & Notice Area)



Date Created: 3/23/2015
 Prepared By: Jeremym
 Department of Development Services

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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	

- Subject Property with 200' buffer
 Owners in favor
 Owners within 200' listed on attached ownership table
 Owners in opposition

