

# STAFF REPORT

Case No. 0517-04  
 INFOR No. 17ZN1015

**Planning Commission Hearing Date:** May 17, 2017

<b>Applicant &amp; Legal Description</b>	<p><b>Owner:</b> MPM Development, LP.  <b>Applicant/Representative:</b> MPM Development, LP.  <b>Location Address:</b> 4626 Weber Road  <b>Legal Description:</b> Roberts Tract 2.064 acres out of Lots 3, 6, 11, 14 and 15 also known as Tract 1F, Roberts Tract 31.119 acres out of Lots 3, 6, and 11, and Roberts Tract 6.517 acres out of Lots 3, 6, 11, and 14, located along the west side of Rand Morgan Road, south of Leopard Street, and north of Oregon Trail.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "RS-6" Single-Family 6 District  <b>To:</b> "RS-4.5" Single-Family 4.5 District  <b>Area:</b> 42.398 acres  <b>Purpose of Request:</b> To allow for the construction of single-family homes on 167 lots ranging from 5,500 to 10,000 square foot lots.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"RS-6" Single-Family 6	Vacant	Medium Density Residential
	<i>North</i>	"RS-6" Single-Family 6	Vacant	Medium Density Residential
	<i>South</i>	"RS-4.5" Single-Family 4.5	Drainage Corridor and "RS-4.5" Single-Family 4.5	Drainage Corridor and Medium Density Residential
	<i>East</i>	"RS-6" Single-Family 6	Mobile home and low density residential	Medium Density Residential
	<i>West</i>	"RS-6" Single-Family 6	Vacant	Medium Density Residential
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for medium density residential uses. The proposed rezoning to the "RS-4.5" Single-Family 4.5 is consistent with the adopted Future Land Use Map and the Northwest Area Development Plan.  <b>Map No.:</b> 059047  <b>Zoning Violations:</b> None</p>			

<b>Street R.O.W.</b>	<b>Transportation and Circulation:</b> The subject property has approximately 900 feet of street frontage along Rand Morgan Road which is designated as an “A2” Secondary Arterial Street Divided.				
	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume</b>
	Rand Morgan Road	“A2” Secondary Arterial Divided	100’ ROW 54’ paved	90’ ROW 20’ paved	7,451 ADT (2015)

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District to allow for the construction of single-family homes on 167 lots ranging in size from 5,500 to 10,000 square feet.

**Development Plan:** The subject property is comprised of 42.398 acres and is proposed to be 167 lots for single-family homes. At present time, the applicant is working to close the existing drainage easement along the southern property line.

**Existing Land Uses & Zoning:** The subject property is currently zoned “RS-6” Single-Family 6 District and is vacant land. To the north and west is vacant land zoned “RS-6” Single-Family 6 District. Approximately 100 feet north of the subject property is vacant land zoned “CG-2” General Commercial District. To the east are a few properties zoned “CG-2” General Commercial District. Also to the east are properties zoned “RS-6” Single-Family 6 District comprised of single-family residences along Rand Morgan Road and a mobile home park with approximately 55 mobile homes. To the south is a single-family subdivision of about 450 residences zoned “RS-4.5” Single-Family 4.5 District. Included within this subdivision is the Tuloso-Midway Intermediate School.

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

**Plat Status:** The property is platted.

**PlanCC & Area Development Plan Consistency:** The subject property is located within the boundaries of the Northwest Area Development Plan (ADP). The proposed rezoning to the “RS-4.5” Single-Family 4.5 District is consistent with the adopted Northwest ADP. The proposed rezoning is consistent with the following policies of the Comprehensive Plan:

- Encourage the protection and enhancement of residential neighborhoods (Future Land Use, Zoning, and Urban Design Policy Statement 1).

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage orderly growth of new residential, commercial, and industrial areas. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage convenient access from medium-density residential development to arterial roads (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- The City Council, hereby, adopts the Northwest Future Land Use Plan (Figure 6) and the accompanying text as a guide for future land use decisions.

**Department Comments:**

- The proposed rezoning is compatible with PlanCC and the Northwest Area Development Plan. The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area.

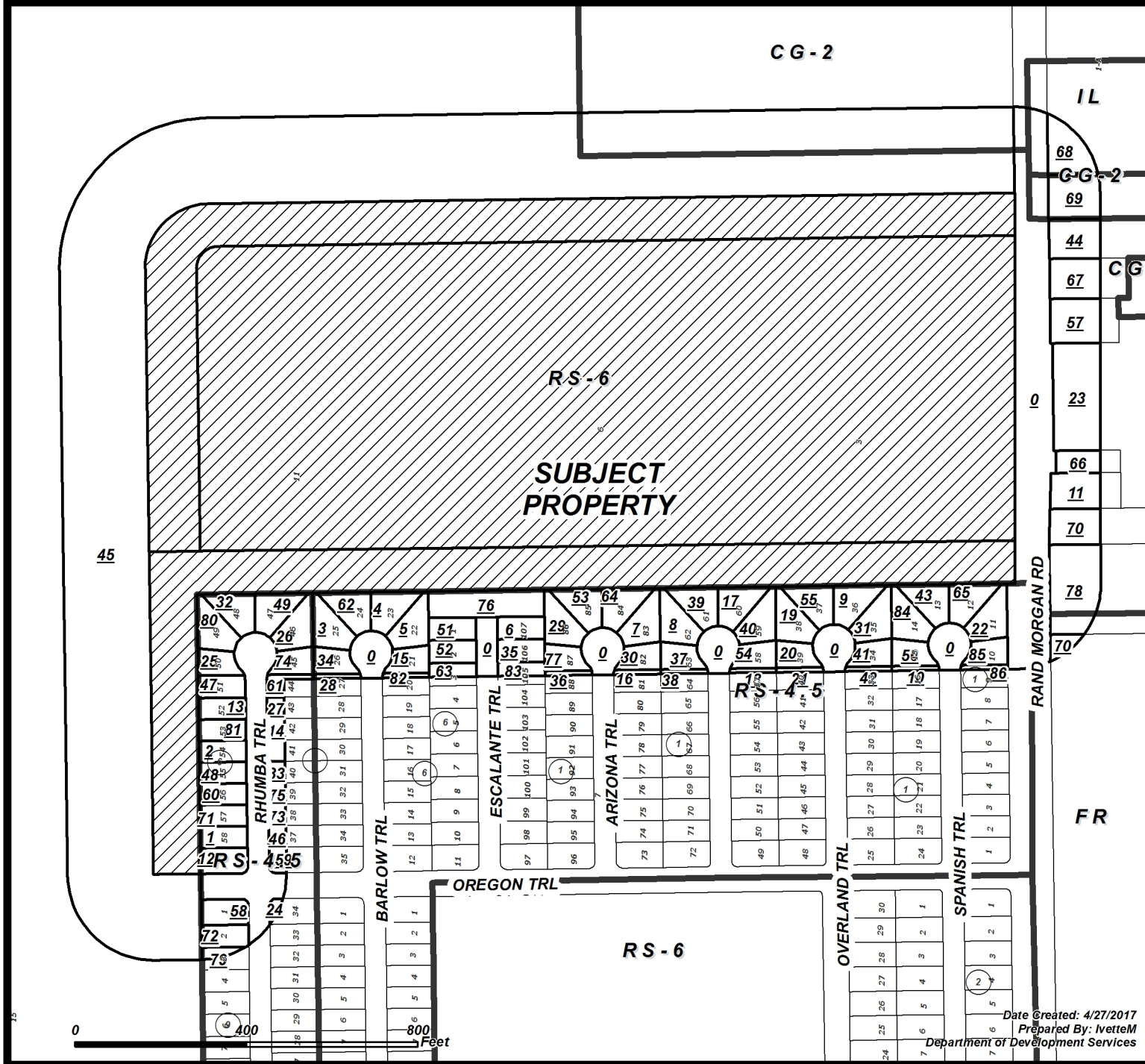
**Staff Recommendation:**

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

<b>Public Notification</b>	Number of Notices Mailed – 86 within 200-foot notification area 6 outside notification area
	<b><u>As of April 14, 2017:</u></b>
	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:**

1. Location Map (Existing Zoning & Notice Area)
2. Public Comments Received (if any)



Date Created: 4/27/2017  
 Prepared By: Ivette M  
 Department of Development Services

# CASE: 0517-04 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

