

STAFF REPORT

Case No.: 0414-01
 HTE No. 14-10000008

Planning Commission Hearing Date: April 9, 2014

Applicant & Legal Description	Applicant/Owner: Klatt Thomas, LLC Representative: Richard Dungan Legal Description/Location: Lot 22, River Forest Acres, located along the northwest side of Interstate Highway 69, between Teague Lane and Cornett Road.				
Zoning Request	From: "RS-6" Single-Family 6 District To: "ON" Office District Area: 0.51 acres Purpose of Request: To allow construction of two 3-unit multifamily structures.				
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use	
<i>Site</i>		"RS-6" Single-Family 6	Vacant	Commercial & Medium Density Residential	
<i>North</i>		"RS-TF" Two-Family	Medium Density Residential	Medium Density Residential	
<i>South</i>		CG-2" General Commercial	Commercial	Commercial	
<i>East</i>		"RS-6" Single-Family 6	Low Density Residential	Commercial & Medium Density Residential	
<i>West</i>		"ON" Office	Medium Density Residential	Commercial & Medium Density Residential	
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Northwest Area Development Plan (ADP) and is planned for commercial and medium density residential uses. The proposed change of zoning to the "ON" Office District is not consistent with the Future Land Use Plan. Map No.: 066051 Zoning Violations: None				
Transportation	Transportation and Circulation: The subject property has access to Interstate Highway 69, which is a Freeway/Expressway. The subject property has indirect access to Calallen Road, which is a "C1" Minor Residential Collector street, via Interstate Highway 69 Access Road.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	IH 69	Freeway/Expressway	400' ROW paved varies	275' ROW 240' 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 “ON” Office District to allow construction of two 3-unit multifamily structures. The “ON” District would be an expansion of the office zoning district to the west and would not allow uses that are a nuisance to the adjacent residential uses.

Development Plan: The applicant is proposing two 3-unit multifamily structures on the property. Each unit will be two-stories and total 1,121 square feet. A total of 16 parking spaces shall be provided on the site for resident and guest parking. The applicant is proposing 42% open space on the lot, which exceeds the minimum requirement of 30%. A Type B buffer, consisting of a 10-foot buffer yard and 10 points, shall be required on the north and east property lines adjacent to the “RS-6” Single-Family 6 District and the “RS-TF” Two-Family District. A turnaround will be provided on the site for fire truck access.

Existing Land Uses & Zoning: North of the subject property are townhomes zoned “RS-TF” Two-Family District. East of the subject property is a single-family dwelling zoned “RS-6” Single-Family 6 District. South of the subject property Interstate Highway 69 zoned “CG-2” General Commercial District. West of the subject property is a multifamily structure zoned “ON” Office 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 Northwest ADP and the proposed rezoning is not consistent with the adopted Future Land Use Plan, which slates the property for commercial and medium density residential uses. The proposed rezoning is consistent with pertinent elements of the Comprehensive Plan, such as:

1. Medium-density residential development should be located with convenient arterial access (Residential Policy Statement, F).
2. Infill development should be encouraged on vacant tracts within developed areas (Residential Policy Statement, H).

Department Comments:

- Although inconsistent with the Future Land Use Plan, the proposed rezoning to the “ON” District would be an appropriate expansion of the adjacent zoning to the west.
- The proposed rezoning would not negatively impact or be a nuisance to the surrounding properties, and the property to be rezoned is suitable for office or multifamily uses. A buffer yard would be required to minimize the impact of potential commercial development on the adjacent one- and two-family properties.

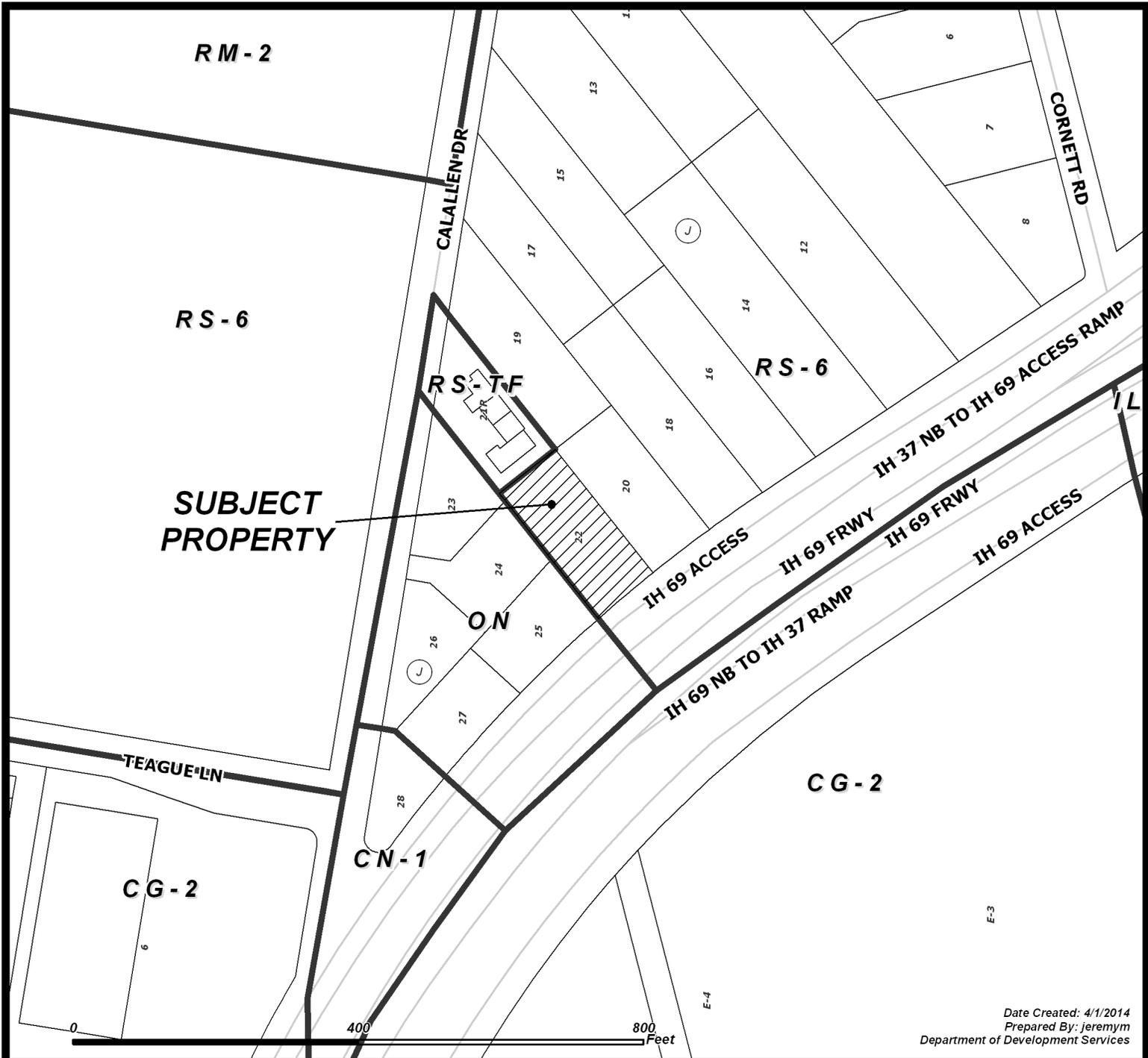
- The proposed rezoning is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area. The properties to the north and west are developed with multifamily uses.

Staff Recommendation:

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

Public Notification	Number of Notices Mailed – 16 within 200-foot notification area; 3 outside notification area
	<u>As of April 2, 2014:</u>
	In Favor – 0 inside notification area; 0 outside notification area
	In Opposition – 0 inside notification area; 0 outside notification area
	For 0.00% in opposition.

Attachments: Location Map (Existing Zoning & Notice Area)
 Site Plan



Date Created: 4/1/2014
 Prepared By: jeremym
 Department of Development Services

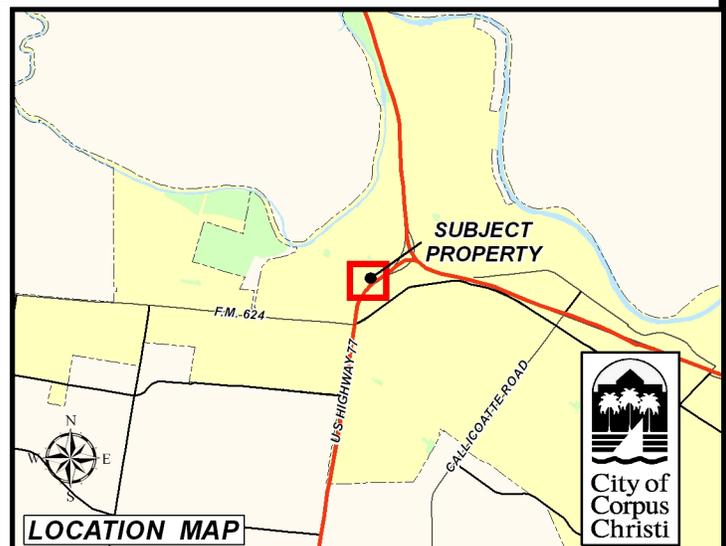
CASE: 0414-01

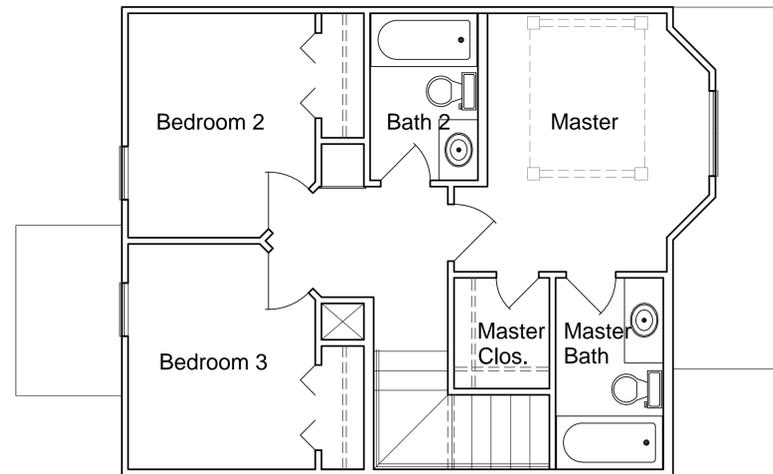
SUBJECT PROPERTY WITH ZONING



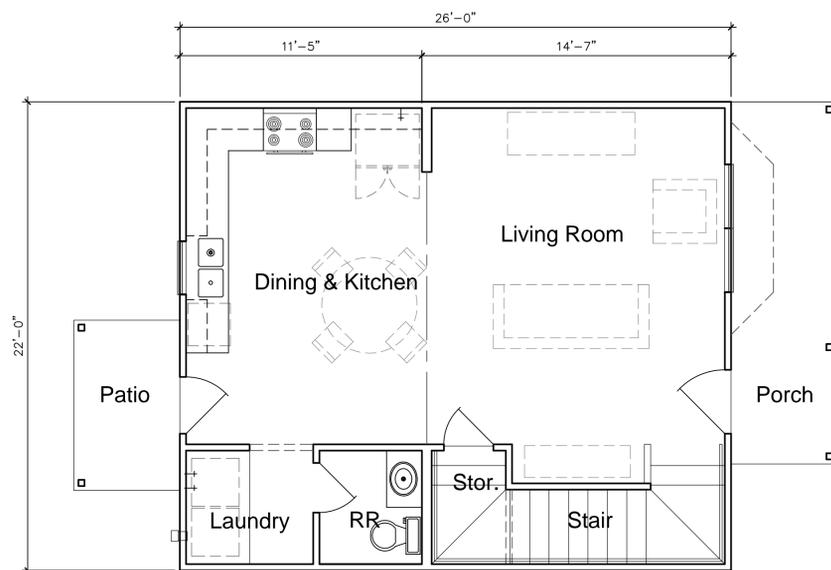
Subject Property

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		

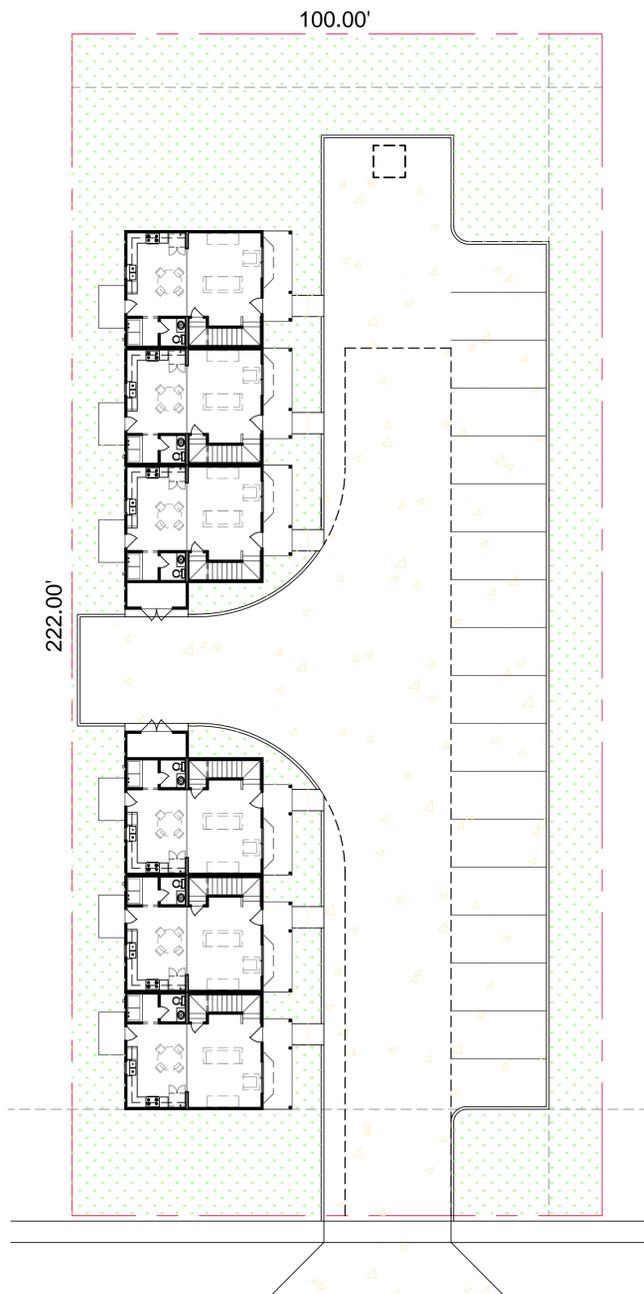




SECOND FLOOR PLAN Square Footage: 549
SCALE: 1/4" = 1'-0"



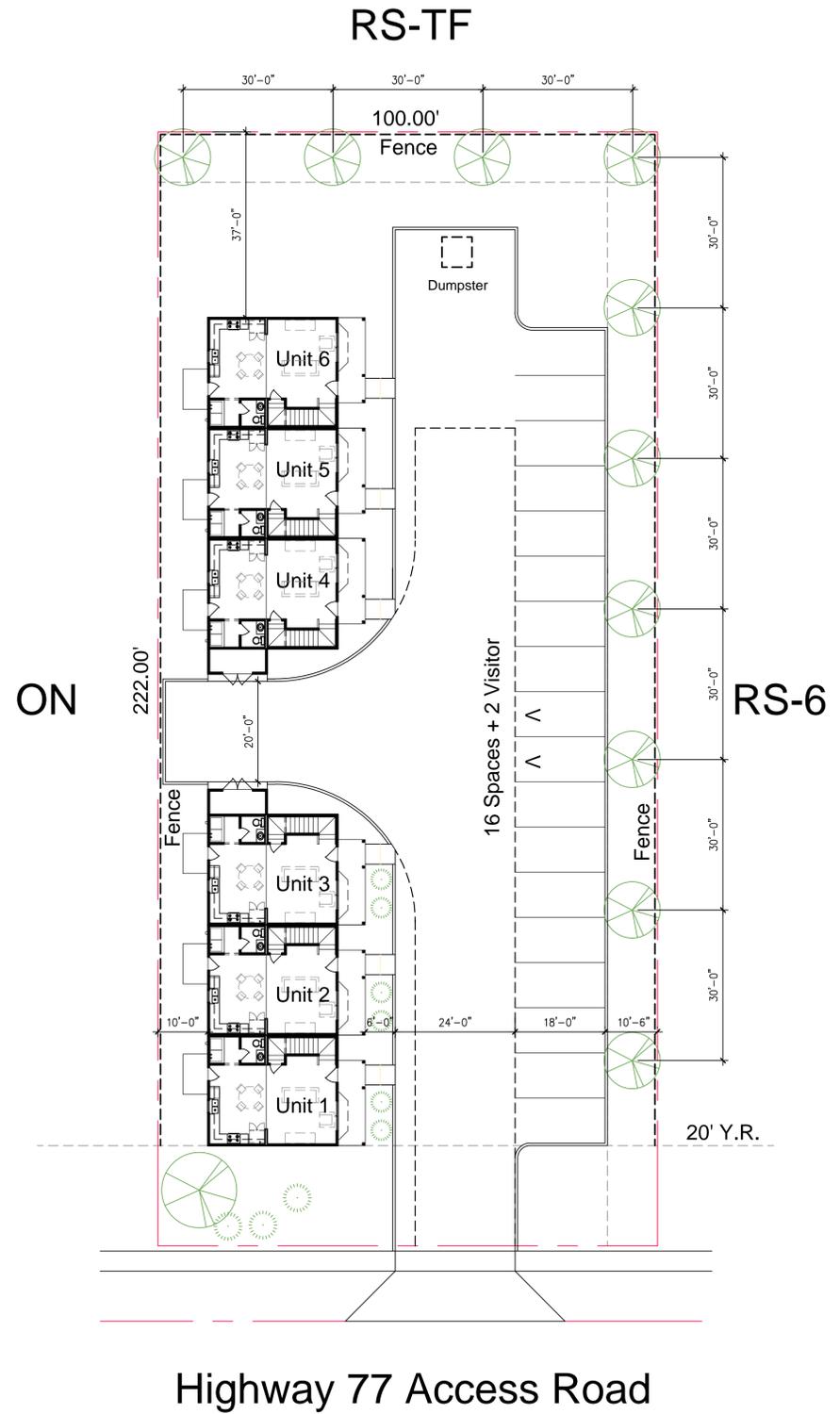
GROUND FLOOR PLAN Square Footage: 572
SCALE: 1/4" = 1'-0"



OPEN SPACE CALCULATION SCALE: 1/16" = 1'-0"

Open Space:
Lot Area: 100' x 222' = 22,200 sf
Minimum 30% Open Space: (22,200 sf x 30%) = 6,660 sf

Total Open Space Shown: 8,526 sf
Exceeds Minimum Requirement by 1,866 sf



A SITE PLAN - Concept A SCALE: 1/16" = 1'-0"

Buffer Yard Requirements:
Type B Buffer Yard required between ON and RS-TF
Type B Buffer Yard required between ON and RS-6

Buffer Yards Shown: 10' wide PLUS 10 Points
(10 Points = 2-1/2" caliper trees at minimum 30'-0" o.c.)

Not For Construction
Building Permit or
Regulatory Approval

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NO.	REVISION / ISSUE / BY	DATE

**Schematic Design for
Ambrose Apartments**

Scale: as noted
Date: 03-20-14
Project No: XX

SD-1
Sheet: of