

ZONING REPORT

Case No.: 0712-04
 HTE No. 12-1000021

Planning Commission Hearing Date: July 18, 2012

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|--|--|---------------------------------------|--------------------------|---|-----------------------|
| Applicant & Legal Description | <p>Applicant/Owner: Mohammad Rezaei Representative: Mohammad Rezaei Legal Description/Location: Being 8.943 acres out of the North one-half (½) of Lot 17, Section 49, Flour Bluff and Encinal Farm and Garden Tracts, located on the southeast corner of Purdue Road and Flour Bluff Drive.</p> | | | | |
| Zoning Request | <p>From: "RM-1" Multifamily 1 District To: "RS-6" Single-Family 6 District Area: 8.943 acres Purpose of Request: To allow for the development of a single-family subdivision that meets the typical lot dimensions of a single-family zoning district.</p> | | | | |
| Existing Zoning and Land Uses | | Existing Zoning District | Existing Land Use | Future Land Use | |
| | <i>Site</i> | "RM-1" Multifamily 1 | Vacant | Commercial & Medium Density Residential | |
| | <i>North</i> | "RS-6" Single-Family 6 | Low Density Residential | Low Density Residential | |
| | <i>South</i> | "RM-1" Multifamily 1 | Vacant | Low Density Residential | |
| | <i>East</i> | "RS-6" Single Family 6 | Low Density Residential | Low Density Residential | |
| | <i>West</i> | "CG-2" General Commercial | Agricultural | Commercial & Medium Density Residential | |
| ADP, Map & Violations | <p>Area Development Plan: The subject property is located in the Flour Bluff Area Development Plan (ADP) and is planned for commercial and medium-density residential uses. The proposed change of zoning to the "RS-6" Single-Family 6 District is partially consistent with the adopted Future Land Use Plan in that medium-density residential zoning permits single-family development. Map No.: 037030 Zoning Violations: None</p> | | | | |
| Transportation | <p>Transportation and Circulation: The subject property has 618 feet of frontage along the east side Flour Bluff Drive, an "A1" Minor Arterial Undivided Street, and has 610 feet of frontage along the south side of Purdue Road, which is a proposed "C1" Minor Residential Collector.</p> | | | | |
| Street R.O.W. | Street | Urban Transportation Plan Type | Proposed Section | Existing Section | Traffic Volume |
| | Flour Bluff Dr. | "A1" Minor Arterial Undivided | 95' ROW, 64' paved | 66' ROW, 25' paved | Not Available |
| | Purdue Rd. | "C1" Minor Residential Collector | 60' ROW, 40' paved | 40' ROW, 40' paved | Not Available |

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the “RM-1” Multifamily 1 District to the “RS-6” Single-Family 6 District to allow for the development of a single-family subdivision. A single-family subdivision is an allowed use in the existing “RM-1” Multifamily 1 District, but the minimum side yard setback in the “RM-1” District is 10 feet, which does not meet the developer’s needs. Additionally, development within a multifamily zoning district requires construction of larger utility lines and street widths than a single-family zoning district would require. Rezoning allows the developer to follow the design and infrastructure regulations of a typical low-density residential development.

Applicant’s Development Plan: The applicant plans on developing the vacant land with a single-family subdivision. The subdivision will consist of 38-43 lots with a minimum lot size of 6,000 square feet. The construction of the subdivision is planned for completion in one phase.

Existing Land Uses & Zoning: Located to the north & east of the subject property are single-family neighborhoods in the “RS-6” District. To the south and west of the property are vacant lots zoned for multifamily and commercial uses respectively.

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

Comprehensive Plan & Area Development Plan (ADP) Consistency: The proposed change of zoning is partially consistent with the adopted Future Land Use Plan, but would be a compatible development with the surrounding areas. The rezoning would also contribute to the availability of housing and would be consistent with the zoning districts to the north and east.

Plat Status: The subject property is not currently platted.

Department Comments:

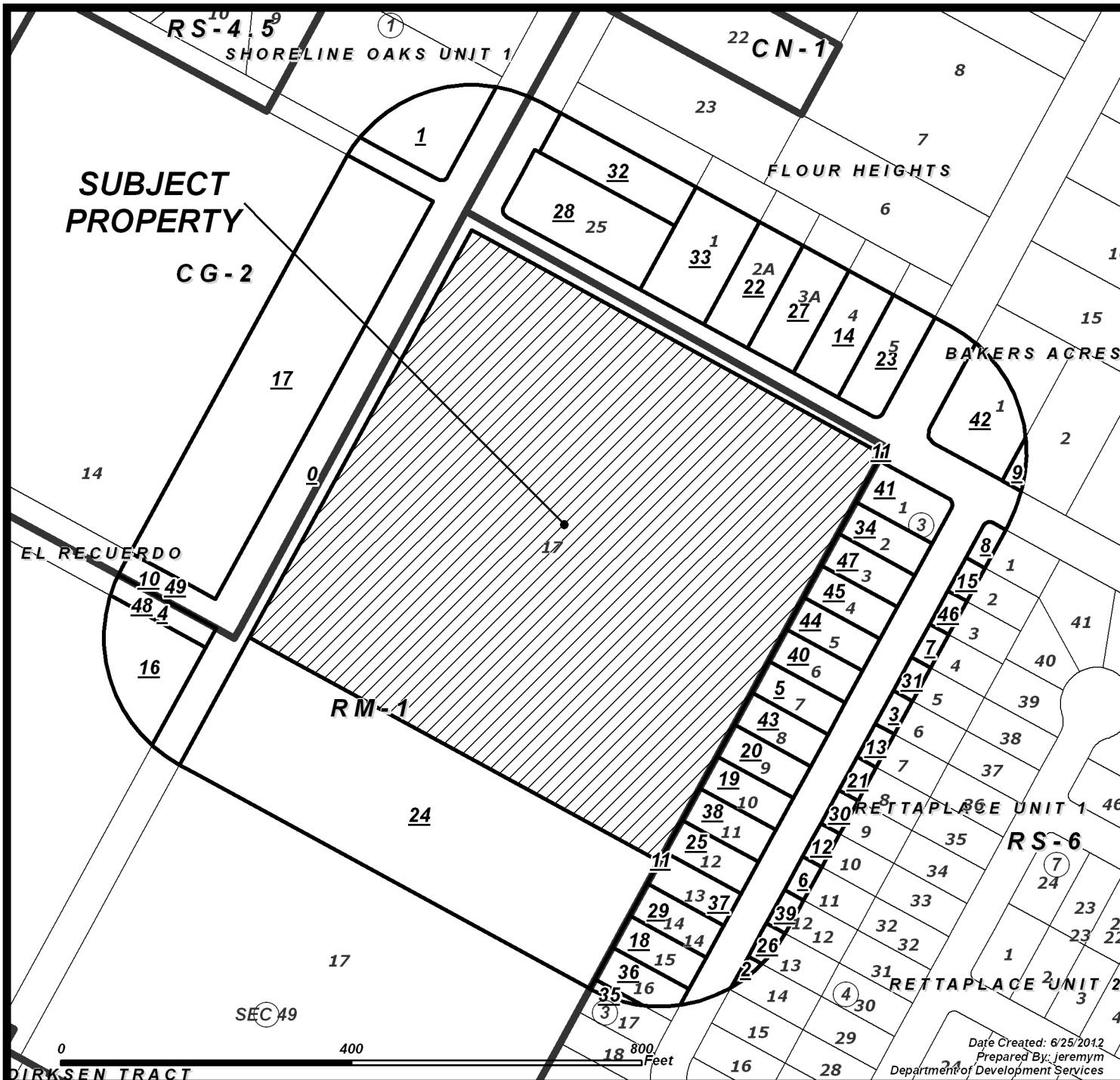
- The change of zoning to the “RS-6” District would be consistent with the zoning districts to the north and east.
- Rezoning to the single-family district would prevent future multifamily uses from developing within the proposed single-family development without a rezoning.
- The existing “RM-1” District would burden the developer with unnecessary costs for upsized infrastructure, such as an eight-inch rather than six-inch water line, 60-foot wide streets rather than 50-foot wide streets and other more stringent requirements.

Planning Commission and Staff Recommendation (July 18, 2012):

Approval of the change of zoning from the “RM-1” Multifamily 1 District to the “RS-6” Single-Family 6 District.

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| Public Notification | Number of Notices Mailed – 49 within 200’ notification area; 2 outside notification area |
| | <u>As of August 15, 2012:</u> |
| | In Favor – 2 (inside notification area); 0 (outside notification area) |
| | In Opposition – 2 (inside notification area); 0 (outside notification area) |
| | For 1.18% in opposition. |

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



Date Created: 6/25/2012
 Prepared By: jeremym
 Department of Development Services

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2. SITE - EXISTING ZONING, NOTICE AREA & OWNERSHIP

| | | | |
|-------|-------------------------|--------|---------------------------|
| 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

