

ZONING REPORT

Case No.: 1212-02
HTE No. 12-1000041

Planning Commission Hearing Date: December 19, 2012

Applicant & Legal Description	Applicant/Owner: Chance and Tarah Durbin Legal Description/Location: Dulak Subdivision, Block 1, Lot 1C, located along the south side of Glenoak Drive and approximately 500 feet east of Flour Bluff Drive.				
Zoning Request	From: "CG-1" General Commercial District To: "RS-6" Single-Family 6 District Area: 1.016 acres Purpose of Request: To allow construction of a single-family house.				
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use	
	<i>Site</i>	"CG-1" General Commercial	Vacant	Commercial	
	<i>North</i>	"RM-1" Multifamily 1	Low Density Residential & Vacant	Medium Density Residential	
	<i>South</i>	"CG-1" General Commercial	Vacant	Commercial	
	<i>East</i>	"RS-6" Single-Family 6	Low Density Residential	Low Density Residential	
	<i>West</i>	"CG-1" General Commercial	Commercial	Commercial	
ADP, Map & Violations	Area Development Plan: The subject property is located in the Flour Bluff Area Development Plan (ADP) and is planned for commercial uses. The proposed change of zoning to the "RS-6" Single-Family 6 District is not consistent with the adopted Future Land Use Plan. Map No.: 037030 Zoning Violations: None				
Transportation	Transportation and Circulation: The subject property has 154 feet of frontage along Glenoak Drive, which is a "C1" Minor Residential Collector street. The property has indirect access to Flour Bluff Drive, which is a proposed "A1" Minor Arterial Undivided street, via Glenoak Drive.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2011)
	Glenoak Drive	"C1" Minor Residential Collector	60' ROW 40' paved	70' ROW 22' paved	Not Available
	Flour Bluff Drive	"A1" Minor Arterial Undivided	95' ROW 64' paved	90' ROW 22' paved	Not Available

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the "CG-1" General Commercial District to the "RS-6" Single-Family 6 District to allow construction of a 2,000-square foot single-family house.

Existing Land Uses & Zoning: South of the subject property is vacant land in a “CG-1” General Commercial District. North of the subject property is vacant land and a single-family house in an “RM-1” Multifamily 1 District. East of the subject property is a single-family house in an “RS-6” Single-Family 6 District. West of the subject property is a commercial business in a “CG-1” General Commercial District.

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 not consistent with the adopted Future Land Use Plan, which slates the property for a commercial use. A residential use, however, would be an acceptable expansion of the single-family uses and district located east of the property. The Comprehensive Plan and Flour Bluff Area Development Plan both encourage residential development.

Department Comments:

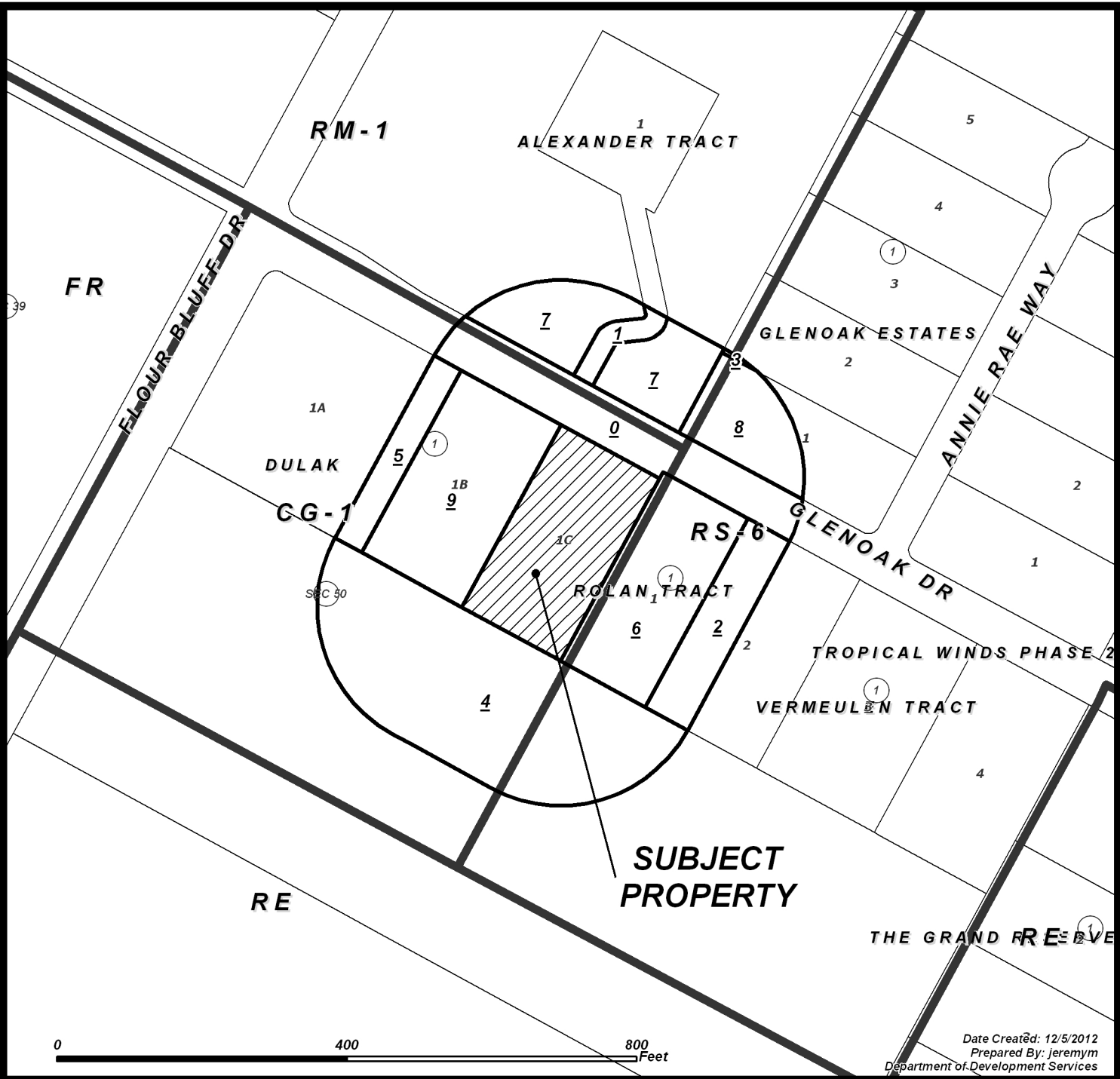
- This rezoning would expand the residential district located east of the subject property.
- Although inconsistent with the adopted Future Land Use Plan, expanding the single-family district would not adversely affect the surrounding properties and it is compatible with the surrounding zoning districts.
- The subject property is deed restricted for a single-family house.

Planning Commission and Staff Recommendation (December 19, 2012):

Approval of the change of zoning from the “CG-1” General Commercial District to the “RS-6” Single-Family 6 District.

Public Notification	Number of Notices Mailed – 9 within 200’ notification area; 2 outside notification area
	<u>As of December 20, 2012:</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: 1. Location Map (Existing Zoning & Notice Area)



Date Created: 12/5/2012
 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

