

PLANNING COMMISSION FINAL ZONING REPORT

Case No.: 1114-04
 HTE No. 14-10000041

Planning Commission Hearing Date: November 5, 2014

Applicant & Legal Description	<p>Applicant/Owner: Benjamin Bearden and Karri Davis Legal Description/Location: Being a 1.62-acre tract of land out of the original 58.07-acre F.J. Picha Tract, located on the east side of Rand Morgan Road between Goodnight Loving Trail and McNorton Road.</p>			
Zoning Request	<p>From: "FR" Farm-Rural District To: "RE" Residential Estate District Area: 1.62 acre Purpose of Request: To allow construction of a single-family dwelling unit.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"FR" Farm-Rural	Vacant	Light Industrial
	<i>North</i>	"FR" Farm-Rural	Vacant	Light Industrial
	<i>South</i>	"FR" Farm-Rural	Residential Estate	Light Industrial
	<i>East</i>	"FR" Farm-Rural	Vacant	Light Industrial
	<i>West</i>	"RS -4.5" Single Family Residential	Low Density Residential	Low Density Residential
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Port/Airport/Violet Area Development Plan and is planned for light industrial uses. The proposed rezoning to the "FR" Farm-Rural is not consistent with the adopted Future Land Use Plan. Map No.: 058046 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 167 feet of frontage along Rand Morgan Road, which is a secondary arterial street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
	Rand Morgan Road	Secondary Arterial Street	100' ROW 80' paved	100' ROW 80' paved	6,094

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the “FR” Farm-Rural District to “RE” Residential Estate District to allow construction of a single family residential dwelling on a 1.62-acre.

Development Plan: The proposed project will consist of a single family dwelling unit on a 1.62 acre lot. Directly to the south of the property there are 2 lots being used as a residential estates. One of the lots directly abuts the subject property and has an existing single dwelling unit, while the other lot is vacant. Directly to the west of the property is the Northwest Crossing Unit 1 subdivision which is low density residential. Approximately 345 feet further south on Rand Morgan is the McNorton Subdivision which is low density residential. Directly to the east is vacant land zoned “FR” Farm-Rural District.

Existing Land Uses & Zoning: North of the subject property is vacant and zoned “FR” Farm-Rural District. South of the subject property is a residential estate zoned “FR” Farm-Rural District. West of the subject property is low density residential zoned “RS-4.5” Single Family 4.5 District. East of the subject property is vacant land zoned “FR” Farm-Rural 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 in the Port/Airport/Violet Area Development Plan and is not consistent with the adopted Future Land Use Plan, which slates the property for the transition of residential to light industrial uses.

Department Comments:

- This rezoning is not consistent with the Comprehensive Plan and the Port/Airport/Violet Area Development Plan. The area is slated for the transition of residential to light industrial uses. However, the existing residential estate lots are bigger lots with more open space which allow for the transition of the future land uses.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area. The existing surrounding neighborhood is low density residential.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

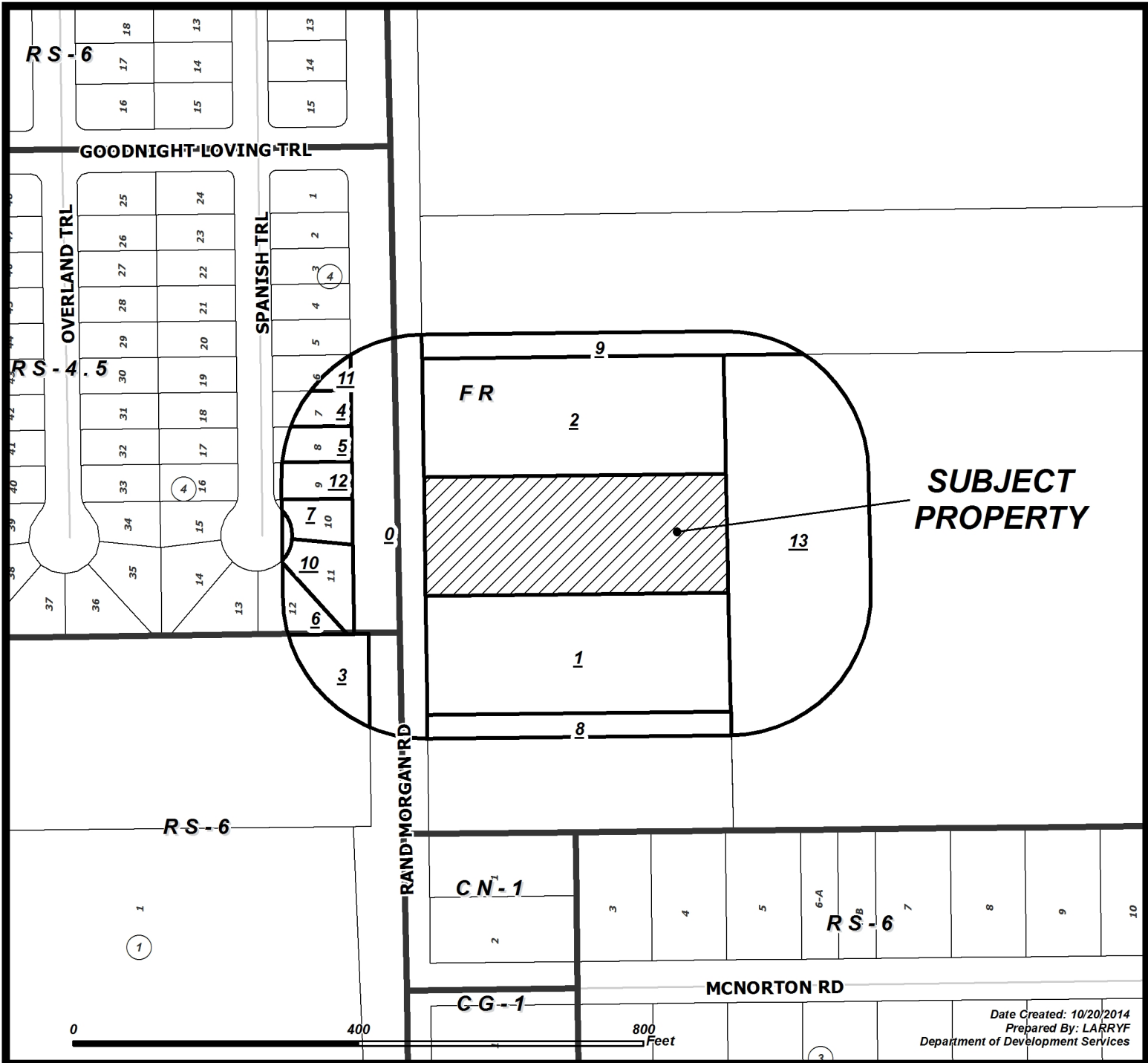
- The proposed rezoning would not have a negative impact on the surrounding neighborhood.

Planning Commission and Staff Recommendation:

Approval of the change of zoning from the “FR” Farm-Rural District to “RE” Residential Estate District.

Public Notification	Number of Notices Mailed – 20 within 200’ notification area; 1 outside notification area
	<u>As of November 14, 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: 1. Location Map (Existing Zoning & Notice Area)



CASE: 1114-04 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

