

STAFF REPORT

Case No. 1114-06
 HTE No. 14-10000043

Planning Commission Hearing Date: November 19, 2014

Applicant & Legal Description	<p>Owner: Ronald S. Browning Applicant/Representative: Urban Engineering Legal Description/Location: Being a 19.27-acre tract of land out of Lots 25 and 26, Section 20, Flour Bluff and Encinal Farm and Garden Tracts, located along the north side of Slough Road between Airline Road and Rodd Field Road.</p>			
Zoning Request	<p>From: "FR" Farm Rural To: "CG-2" General Commercial Area: 19.27 Acres Purpose of Request: To allow construction of a retail shopping center including a grocery store, retail buildings, fuel and car wash.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"FR" Farm Rural	Vacant	Commercial
	<i>North</i>	"FR" Farm Rural and "CG-2" General Commercial	Low Density Residential, Commercial and Vacant	Medium Density Residential and Commercial
	<i>South</i>	"FR" Farm Rural	Vacant	Commercial
	<i>East</i>	"RS-6" Single-Family Residential 6	Public Semi-Public	Low Density Residential
	<i>West</i>	"FR" Farm Rural	Vacant	Commercial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for commercial use. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Future Land Use Plan and the Southside Area Development Plan. Map No.: 042031 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 1,075 feet of street frontage along Airline Road, which is an "A1" Minor Arterial Undivided street, 550 feet of street frontage along Slough Road, which is also an "A1" Minor Arterial Undivided street and 1250 feet of street frontage along Rodd Field Road, which is an "A3" Primary Arterial Divided street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Airline Road	“A1” Minor Arterial Undivided	95’ ROW 64’ paved	130’ ROW 45’ paved	3,301 (2013)
	Slough Road	“A1” Minor Arterial Undivided	95’ ROW 64’ paved	115’ ROW 30’ paved	N/A
	Rodd Field Road	“A3” Primary Arterial Divided	130’ ROW 79’ paved	130’ ROW 50’ paved	13,602 (2012)

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “FR” Farm Rural District to the “CG-2” General Commercial District to allow construction of a retail shopping center including a grocery store, retail buildings, fuel and car wash.

Development Plan: The applicant is proposing to develop the property for a shopping center, including a grocery store, retail buildings, fuel station and a car wash. It will include 600 parking spaces.

Existing Land Uses & Zoning: North of the existing property is vacant land and a private civic club called the Moose Lodge currently zoned “CG-2” General Commercial District and a single-family dwelling in a “FR” Farm Rural District. East of the property, across Rodd Field Road, is Zachary Kolda Elementary School and a Bay Area Fellowship Campus, both zoned “RS-6” Single-Family 6 District. South, across Slough Road, is vacant land zoned “FR” Farm Rural District. West of the property, across Airline Road, is vacant property zoned “FR” Farm Rural District, which abuts a single-family subdivision farther to the west.

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

Comprehensive Plan & Area Development Plan Consistency:

The subject property is within the boundaries of the Southside Area Development Plan (ADP) and the proposed rezoning is consistent with the adopted Future Land Use Plan, which slates the property for commercial uses. It is consistent with elements of the Southside ADP and the Comprehensive Plan.

Plat Status: The subject property is not platted.

Department Comments:

- Higher-intensity commercial sites, such as this one, should be located away from low-density residential. Rodd Field Road provides an adequate buffer between the subject property and the school and church across the street. To the north, the subject property shares a property line with commercial and low-

density residential. To provide adequate separation, a “Type A” Buffer Yard will be required between the subject property requesting a “CG-2” General Commercial District and the single-family use in a “FR” Farm Rural District. Type A Buffer Yard requires a minimum 10-foot-wide landscaped buffer yard and at least five Buffer points

- Rodd Field Road in this area will be widened, as a part of Bond 2014, from two lanes to possibly five or six lanes – four lanes with a designated turn lane – extending from Saratoga to Yorktown Boulevards. A traffic assessment will determine the ultimate capacity needed in this area to accommodate growth trends.
- The Southside ADP encourages commercial activities to happen at locations with good access and high visibility, which falls in line with the subject property’s location being adjacent to the recently re-aligned intersection of Airline Road and Rodd Field Road.
- The proposed rezoning to the “CG-2” General Commercial District is consistent with the adopted Future Land Use Plan and the Southside Area Development Plan.
- The amendment is compatible with the present zoning and conforming uses of nearby property and to the character of the surrounding area.
- The property to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.
- The Zoning map amendment does not have a negative impact upon the surrounding neighborhood.

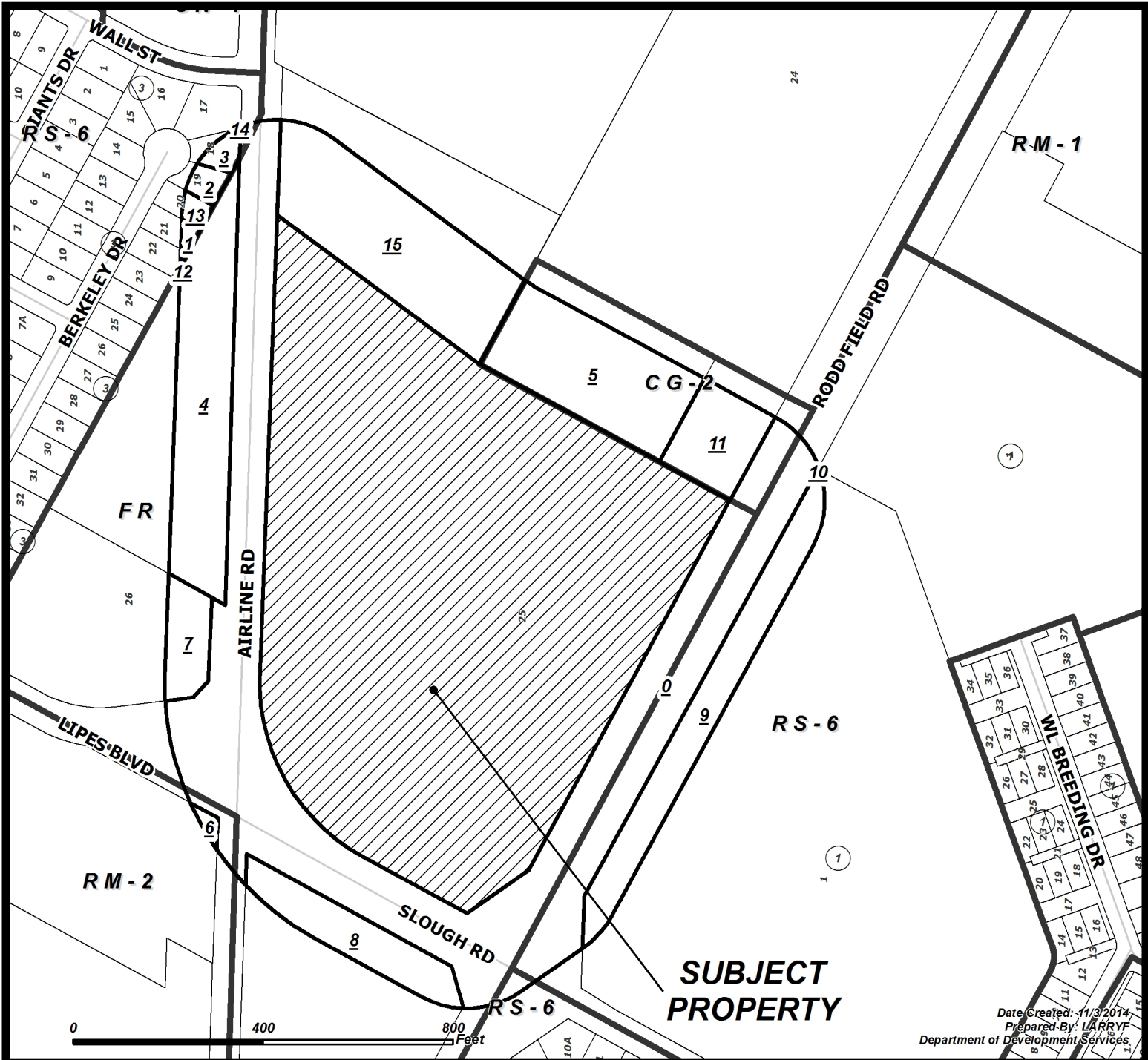
Staff Recommendation:

Approval of the change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District.

Public Notification	Number of Notices Mailed – 15 within 200-foot notification area 6 outside notification area
	<u>As of November 12, 2014</u>
	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)



Date Created: 11/3/2014
 Prepared By: LARRY
 Department of Development Services

CASE: 1114-06 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

