

# STAFF REPORT

Case No. 1215-01  
HTE No. 15-10000061

Planning Commission Hearing Date: December 2, 2015

Applicant & Legal Description	<p><b>Applicant/Owner:</b> Venamex, LLC</p> <p><b>Legal Description/Location:</b> Lot 1, Block 1, Bridges Mill Village Unit 1, located on the northeast corner of Kostoryz Road and Masterson Drive.</p>			
Zoning Request	<p><b>From:</b> "ON" Office District  <b>To:</b> "CN-1" Neighborhood District  <b>Area:</b> 2.14 acres  <b>Purpose of Request:</b> To develop a commercial retail center.</p>			
Existing Zoning and Land Uses		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
	<i>Site</i>	"ON" Office District	Vacant	Commercial
	<i>North</i>	"RS-6" Single-Family 6	Vacant	Low Density Residential
	<i>South</i>	"CN-1" Neighborhood Commercial	Commercial	Commercial
	<i>East</i>	"RS-4.5" Single-Family 4.5	Low Density Residential	Low Density Residential
	<i>West</i>	"RS-6" Single-Family 6	Vacant	Medium Density Residential
ADP, Map & Violations	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Southside Area Development Plan and is designated as commercial. The proposed rezoning to the "CN-1" Neighborhood Commercial is consistent with the adopted Future Land Use Map and the Southside Area Development Plan.  <b>Map No.:</b> 047036  <b>Zoning Violations:</b> None</p>			

Transportation	<b>Transportation and Circulation:</b> The subject property has approximately 400 feet of street frontage along Kostoryz Road, which the Urban Transportation Plan designates as an A1 Minor Arterial Undivided street and 250 feet of street frontage along Masterson Drive, which is designated as a C1 Minor Residential Collector street. The maximum desirable average daily trips for an A1 Minor Arterial is 15,000 to 24,000 trips and 1,000 to 3,000 trips for C1 Minor Residential Collector.				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2013)
	Kostoryz Road	A1 Minor Arterial Undivided	95' ROW 64' paved	120' ROW 68'	8,529 ADT
	Masterson Drive	C1 Minor Residential Collector	60' ROW 40' paved	60' ROW 40' paved	N/A

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a rezoning from the “ON” Office District to the “CN-1” Neighborhood Commercial District.

**Development Plan:** The applicant is proposing to rezone for the purpose of developing a commercial retail center with commercial pad sites along Kostoryz Road. The applicant seeks to develop a retail center. The applicant envisions initial development of the site to consist of a single-story facility of approximately 12,000 square feet with potential pad sites along Kostoryz Road for future development. A site plan showing how development might occur is attached for illustrative purposes.

**Existing Land Uses & Zoning:** North of the subject property is vacant land in the “RS-6” Single-Family 6 District. To the south of the subject property is the Army Navy Community Credit Union in the “CN-1” Neighborhood Commercial District. The property to the east is a developed single-family subdivision zoned “RS-4.5” Single-Family 4.5. The property to the west across Kostoryz Road is vacant land zoned “RS-6” Single-Family 6.

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

**Plat Status:** The subject property is platted.

**Comprehensive Plan & Area Development Plan Consistency:** The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning is consistent with the Southside ADP and the adopted Future Land Use Map’s designation of the property for commercial uses.

Additionally, the following are pertinent policies of the Comprehensive Plan and the Southside Area Development Plan applicable to this application that warrant consideration.

- Infill development should be encouraged on vacant tracts within developed areas (Comprehensive Plan, Residential Policy Statement H).
- Providing goods, services, and employment opportunities that are within walking distance to adjacent residential areas (Comprehensive Plan, Commercial Policy Statement A)
- Encouraging commercial activities such as convenience stores, professional offices, and other services that serve surrounding residential areas at sites that promote and encourage pedestrian traffic while they maintain good vehicular access (Comprehensive Plan Commercial Policy Statement G).

**Department Comments:**

- The proposed rezoning is consistent with various policies and goals of the Comprehensive Plan and the Southside Area Development Plan.
- The proposed rezoning is consistent with the Future Land Use Map and does not result in a change to the Future Land Use Map.
- The subject property is located at the intersection of a minor arterial and a residential collector, a preferred location for nonresidential development.
- Approval of the rezoning does not alter the character of the surrounding area or the intent of the Future Land Use Map which designates the property as suitable for commercial uses.
- Requirements of the UDC such as landscaping, buffering and lighting requirements will ensure development occurs in a manner that is harmonious with existing residential development and, the proposed zone is compatible with surrounding zoning and conforming uses.
- The property is suited for the uses allowed by the “CN-1” Neighborhood Commercial District.
- The rezoning would not result in a negative impact to the surrounding properties.

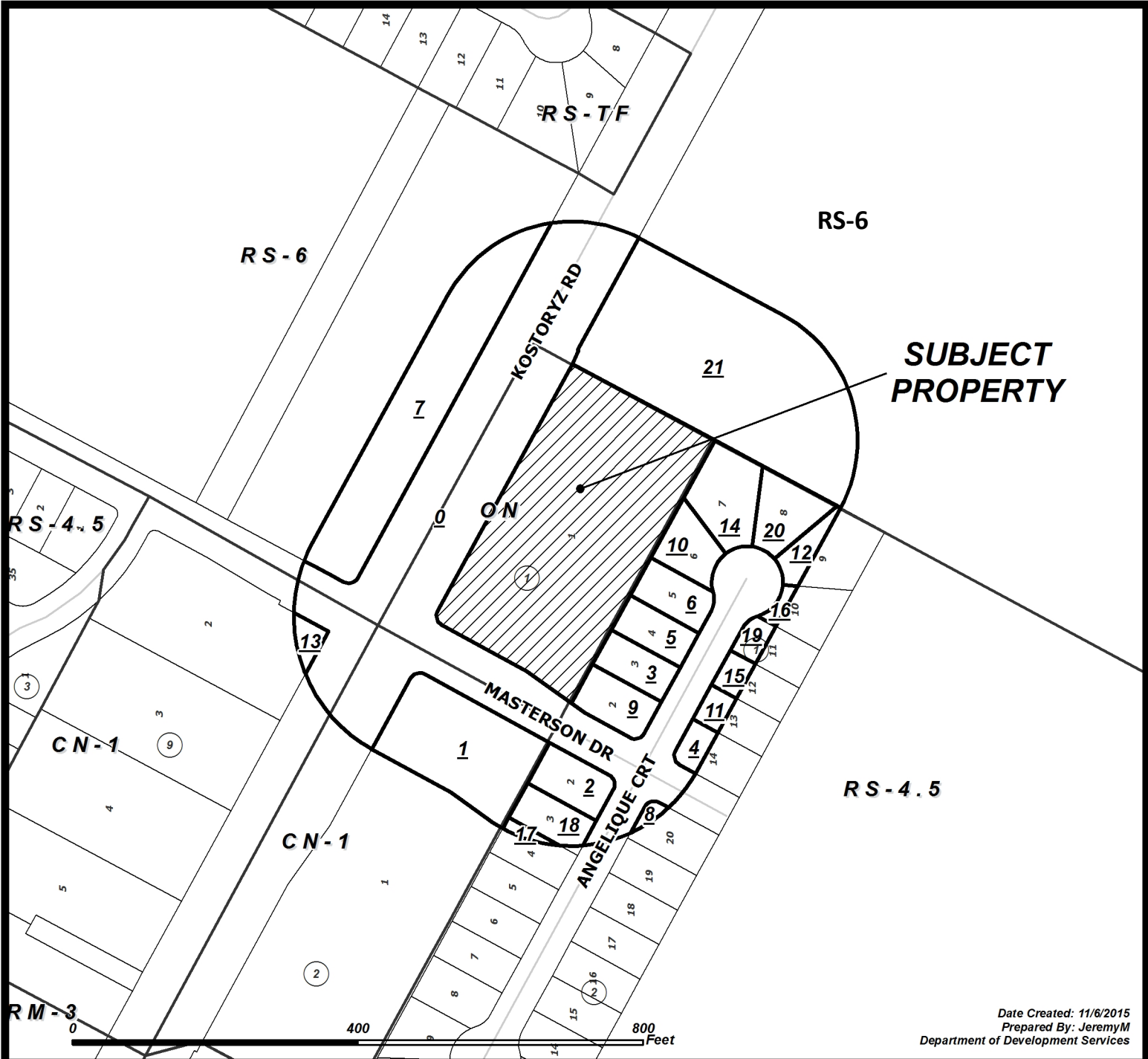
**Staff Recommendation:**

Approval of a change from the “ON” Office District to the “CN-1” Neighborhood Commercial District.

<b>Public Notification</b>	<p>Number of Notices Mailed – 21 within 200-foot notification area 2 outside notification area</p>
	<p><b><u>As of November 26, 2015:</u></b></p>
	<p>In Favor – 0 inside notification area – 0 outside notification area</p>
	<p>In Opposition – 0 inside notification area – 0 outside notification area</p>
	<p>Totaling 0.00% of the land within the 200-foot notification area in opposition.</p>

**Attachments:**

1. Location Map (Existing Zoning & Notice Area)
2. Site Development Plan
3. Public Comments Received (if any)



Date Created: 11/6/2015  
Prepared By: JeremyM  
Department of Development Services

## CASE: 1215-01 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 within 200' listed on attached ownership table  
 Owners in favor  
 Owners in opposition

