

ZONING REPORT

Case No.: 0413-01
 HTE No. 13-10000010

Planning Commission Hearing Date: April 24, 2013

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|--|---|---|------------------------------------|----------------------------------|
| Applicant & Legal Description | <p>Applicant/Owner: Palm Land Investment, Inc. Representative: A.C. Frankson, Balusek-Frankson Legal Description/Location: Being a 60.54-acre tract of land out of Lots 5A, 6A, 7A, 9, 10, and 11, Section 26, Flour Bluff and Encinal Farm and Garden Tracts, located east of Quail Creek Drive and at the east ends of Oso Parkway and Brooke Road.</p> | | | |
| Zoning Request | <p>From: "FR" Farm Rural District, "RS-6" Single-Family 6 District, and "RS-10" Single-Family 10 District To: "RS-4.5" Single-Family 4.5 District Area: 60.54 acres Purpose of Request: To allow development of a single-family subdivision.</p> | | | |
| Existing Zoning and Land Uses | | Existing Zoning District | Existing Land Use | Future Land Use |
| <i>Site</i> | | "FR" Farm Rural, "RS-6" Single-Family 6, & "RS-10" Single-Family 10 | Vacant & Conservation/Preservation | Low & Medium Density Residential |
| <i>North</i> | | "RS-6" Single-Family 6 & "FR" Farm Rural | Conservation/Preservation & Park | Conservation/Preservation & Park |
| <i>South</i> | | "FR" Farm Rural | Drainage Corridor | Drainage Corridor |
| <i>East</i> | | "FR" Farm Rural | Conservation/Preservation | Conservation/Preservation |
| <i>West</i> | | "FR" Farm Rural, "RS-TF" Two-Family & "RS-4.5" Single-Family 4.5 | Low Density Residential | Low Density Residential |
| ADP, Map & Violations | <p>Area Development Plan: The subject property is located in the Southside Area Development Plan (ADP) and is planned for low density residential and medium density residential uses. The proposed change of zoning to the "RS-4.5" Single-Family 4.5 District is not consistent with the planned medium density residential use on part of the property. Map No.: 041031 & 040031 Zoning Violations: None</p> | | | |
| Transportation | <p>Transportation and Circulation: The subject property has access to Oso Parkway, which is a "P1" Parkway Collector street; Dove Hollow Road, which is a local residential street; and Brooke Road, which is a "C1" Minor Residential Collector street. The subject property will have one point of access to the South Fork Subdivision. The developer will be responsible for constructing the future section of Oso Parkway, which is located on the subject property.</p> | | | |

| Street R.O.W. | Street | Urban Transportation Plan Type | Proposed Section | Existing Section | Traffic Volume |
|---------------|-----------------|----------------------------------|----------------------|----------------------|----------------|
| | Oso Pkwy. | “P1” Parkway Collector | 80’ ROW 40’ paved | 80’ ROW 40’ paved | Not Available |
| | Dove Hollow Rd. | Local Residential | 50’ ROW 28’ paved | 50’ ROW 28’ paved | Not Available |
| | Brooke Rd. | “C1” Minor Residential Collector | 60’ ROW 40’ paved | 50’ ROW 22’ paved | Not Available |

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the “FR” Farm Rural District, “RS-6” Single-Family 6 District, and “RS-10” Single-Family 10 District to the “RS-4.5” Single-Family 4.5 District in order to allow construction of a single-family subdivision. The developer is proposing lots approximately 5,800 square-feet in area to be constructed in five phases.

Existing Land Uses & Zoning: North of the subject property is a park and vacant land zoned “RS-6” Single-Family 6 District and “FR” Farm Rural District. South and east of the subject property is vacant land zoned “FR” Farm Rural District. West of the subject property is the South Fork Unit 2 subdivision zoned “RS-4.5” Single-Family 4.5 District and “RS-TF” Two-Family District.

AICUZ: The subject property is not located in a Navy Air Installation Compatibility Use Zones (AICUZ).

Comprehensive Plan & Area Development Plan (ADP) Consistency: The subject property is within the boundaries of the Southside ADP and is partially consistent with the adopted Future Land Use Plan, which slates the property for low density residential uses on the western 22.5 acres and medium density residential uses on the eastern 38 acres.

Department Comments:

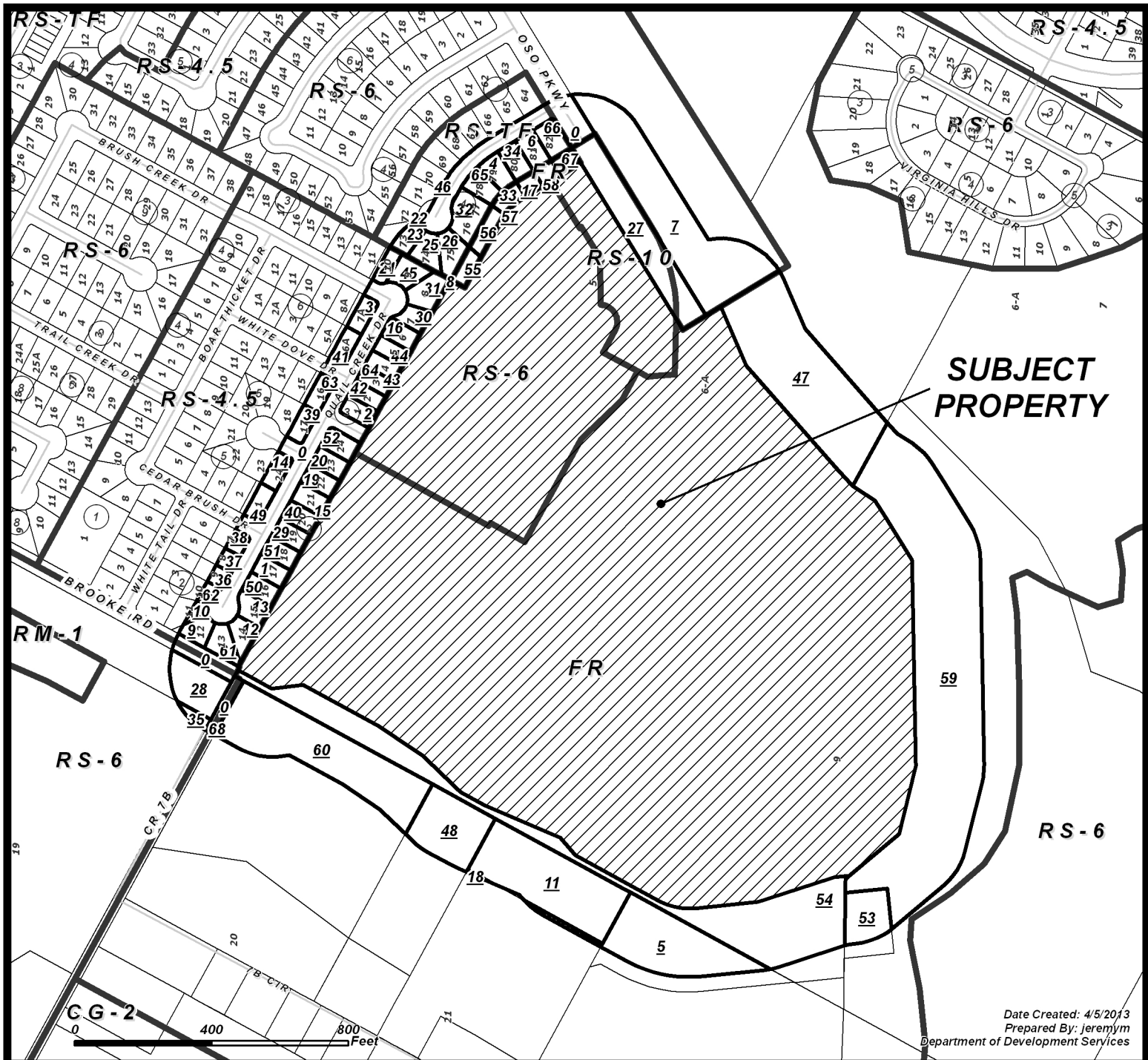
- The proposed change of zoning is an expansion of the “RS-4.5” Single-Family 4.5 District to the west, which makes it compatible with current zoning patterns in the area. The development would not negatively impact the surrounding neighborhood.
- The proposed development is partially consistent with the Future Land Use Plan. Although a medium density residential use is slated for the eastern portion of the property, Staff agrees that a low density residential use is appropriate for the land because a sufficient amount of multifamily zoning exists in the immediate vicinity and a multifamily use on the subject property would not have convenient access to an arterial-type street, which is a requirement of the Comprehensive Plan.
- A 20-foot wide vegetative buffer will be required along the edge of the Cayo del Oso.

Planning Commission and Staff Recommendation (April 24, 2013):

Approval of the change of zoning from the “FR” Farm Rural District, “RS-10” Single-Family 10 District, and “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

| | |
|--------------------------------|---|
| Public Notification | Number of Notices Mailed – 69 within 200’ notification area; 4 outside notification area |
| | <u>As of April 29, 2013:</u> |
| | In Favor – 0 (inside notification area); 0 (outside notification area) |
| | In Opposition – 2 (inside notification area); 0 (outside notification area) |
| For 0.88% in opposition. | |

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






Date Created: 4/5/2013
 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
4 Owners within 200' listed on attached ownership table
 Owners in opposition

