

PLANNING COMMISSION FINAL REPORT

Case No. 0717-02
 INFOR No. 17ZN1024

Planning Commission Hearing Date: July 26, 2017

Applicant & Legal Description	<p>Owner: Bradley W. Shirley & Valerie V. Shirley Applicant/Representative: Bradley W. Shirley Location Address: 1840 Saratoga Boulevard Legal Description: Bohemian Colony Lands 6.379 acres out of Section 7, Lot 5, Located north of Saratoga Blvd., and east of Greenwood Dr.</p>			
Zoning Request	<p>From: "RS-6" Single-Family Residential To: "IL" Light Industrial Area: 6.379 acres Purpose of Request: Rezoning for sale of the property.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family 6	Vacant and Low Density Residential	Light Industrial
	<i>North</i>	"RS-6" Single-Family 6	Agricultural	Medium Density Residential
	<i>South</i>	"IL" Light Industrial	Vacant	Light Industrial
	<i>East</i>	"IL" Light Industrial	Light Industrial and Vacant	Light Industrial
	<i>West</i>	"IL" Light Industrial	Light Industrial and Vacant	Light Industrial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Westside Area Development Plan and is planned for light industrial uses. The proposed rezoning to the "IL" Light Industrial District is consistent with the adopted Future Land Use Map which calls for Light Industrial uses. Map No.: 050037 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 220 feet of street frontage along Saratoga Boulevard which is designated as an "A3" Primary Arterial Divided Street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Saratoga Boulevard	"A3" Primary Arterial	130' ROW 79' paved	120' ROW 75' paved	2,904 ADT (2013)

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RS-6" Single-Family District to the "IL" Light Industrial District for sale of the property.

Development Plan: The subject property is comprised of 6.379 acres.

Existing Land Uses & Zoning: The subject property is currently zoned "RS-6" Single-Family and is agricultural land. To the west is vacant land (Saratoga Place Subdivision) zoned "IL" Light Industrial District. Saratoga Place was zoned to the "IL" Light Industrial District in 1997. To the north, property was rezoned to the "RS-6" Single-Family District. To the south across Saratoga Blvd. a rezoning occurred to the "IL" Light Industrial District in 1984 to construct a warehouse, though the property is now vacant. To the east a rezoning occurred in 1996 to the "IL" Light Industrial District.

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

Plat Status: The property is not platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Westside Area Development Plan (ADP). The proposed rezoning to the "IL" Light Industrial District is consistent with the Future Land Use Map. The proposed rezoning is also consistent with the following policies of the Westside ADP and PlanCC:

- Encourage the protection and enhancement of residential neighborhoods (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage orderly growth of new residential, commercial, and industrial areas. (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Industrial properties should be required to minimize undesirable "spillover effects" into residential and commercial areas (this includes noise, air pollution, negligent visual blight, etc.) by means of property layout-out and organization of activities by screening and maintaining buffer areas or zones for their activities (Policy Statement C.6).

Department Comments:

- The proposed rezoning is compatible with the Future Land Use Map, as well as PlanCC and the Westside Area Development Plan (ADP). The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood.
- The property is currently vacant.
- If the “IL” Light Industrial District is approved, any development will still need to abide all requirements of the Unified Development Code (UDC). Specific requirements would entail buffer yards and setbacks.

Planning Commission and Staff Recommendation (July 26, 2017):

Approval of the change of zoning from the “RS-6” Single-Family District to the “IL” Light Industrial District.

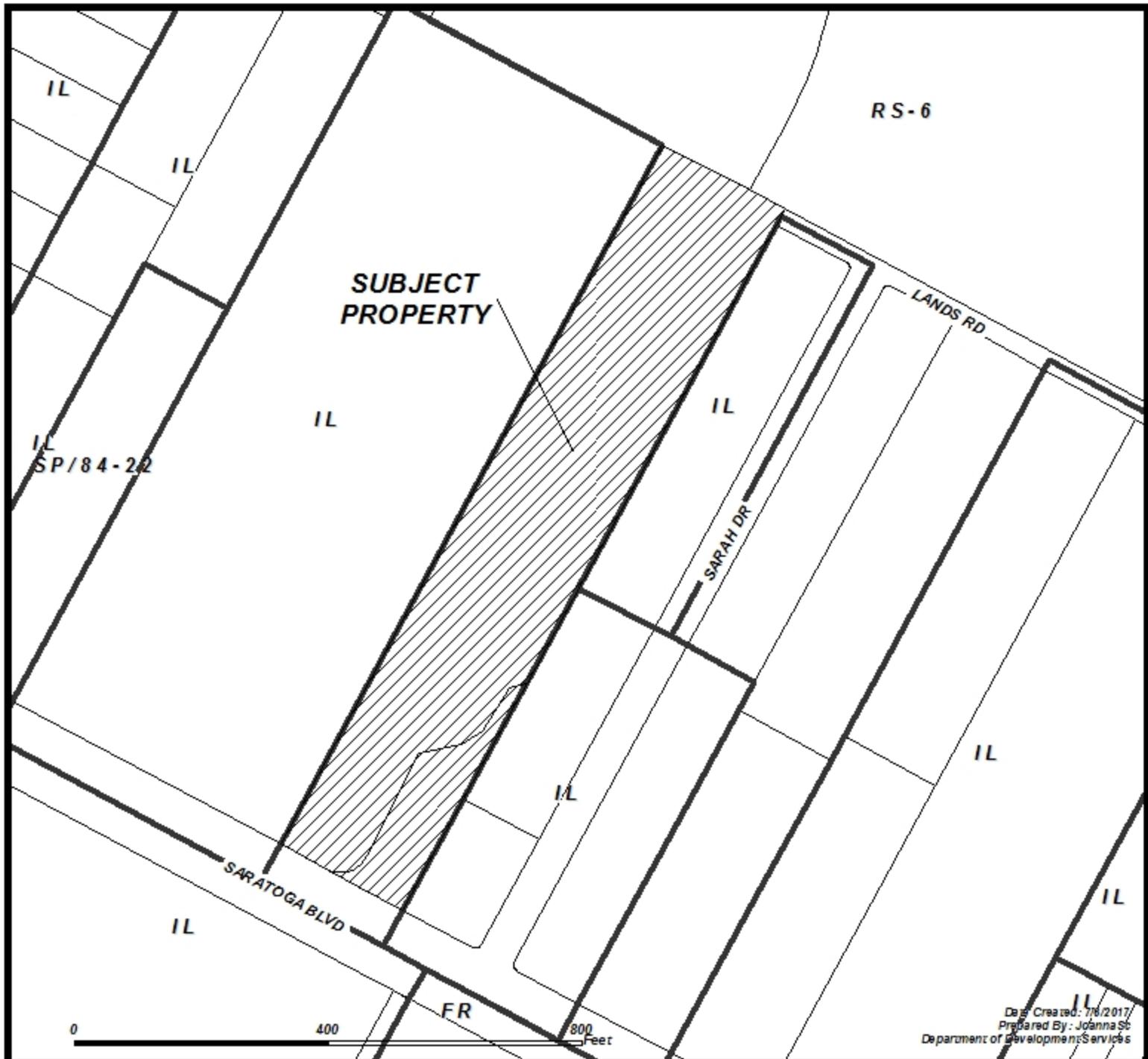
Vote Results:

For: 6
Opposed: 0
Absent: 3
Abstained: 0

Public Notification	Number of Notices Mailed – 11 within 200-foot notification area 2 outside notification area
	<u>As of July 21, 2017:</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:

- A. Location Map (Existing Zoning & Notice Area)
- B. Public Comments Received (if any)

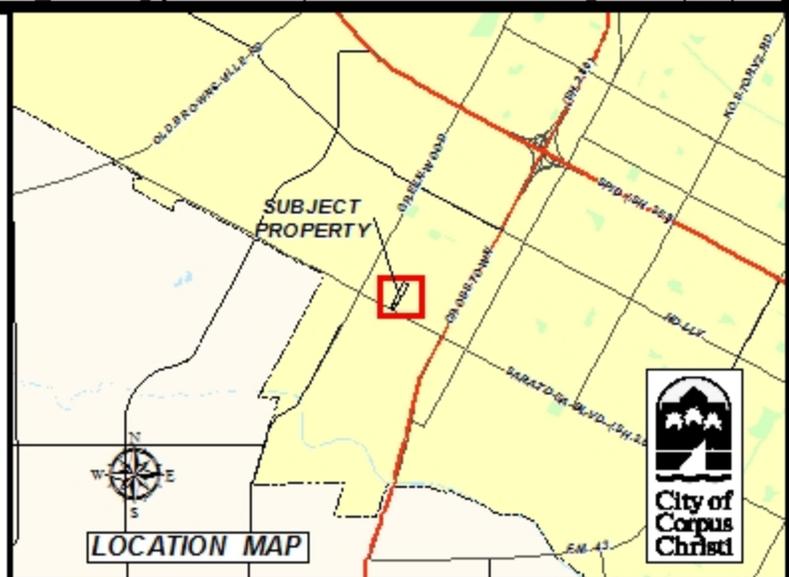


Date Created: 7/6/2017
 Prepared By: Joanna St
 Department of Development Services

CASE: 0717-02 SUBJECT PROPERTY WITH ZONING

 Subject Property

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-8 Single-Family 8
CN-1 Neighborhood Commercial	RS-4.5 Single-Family 4.5
CN-2 Neighborhood Commercial	RS-TF Two-Family
CR-1 Resort Commercial	RS-16 Single-Family 16
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	



LOCATION MAP

