

# STAFF REPORT

Case No.: 0115-02  
 HTE No. 14-10000047

Planning Commission Hearing Date: January 14, 2015

<b>Applicant &amp; Legal Description</b>	<p><b>Applicant/Owners:</b> Superior H &amp; H Development LLC  <b>Legal Description/Location:</b>          Being a 10 acre tract of land out of Lot 2, Block 1, Saratoga Medical Center Subdivision and out of Lots 5 and 6, Section 9, Bohemian Colony Lands, located north of Saratoga Boulevard (SH 357), west of Norchester Drive.</p>			
<b>Zoning Request</b>	<p><b>From:</b> "CG-2" General Commercial District, "ON" Office District and "RS-6" Single-Family 6 District  <b>To:</b> "RS-4.5" Single-Family 4.5 District  <b>Area:</b> 10 acres  <b>Purpose of Request:</b> To allow the construction of a single-family subdivision.</p>			
<b>Existing Zoning and Land Uses</b>		<b>Existing Zoning District</b>	<b>Existing Land Use</b>	<b>Future Land Use</b>
<i>Site</i>		"CG-2" General Commercial District, "ON" Office District and "RS-6" Single-Family 6 District	Vacant	Low Density Residential and Professional Office
<i>North</i>		RS-6" Single-Family 6	Vacant	Low Density Residential
<i>South</i>		RS-6" Single-Family 6 and "IL" Light Industrial	Public/ Semi-Public and Vacant	Public/ Semi-Public and Commercial
<i>East</i>		"RS-6" Single-Family 6 and "IL" Light Industrial	Low Density Residential and Vacant	Low Density Residential and Commercial
<i>West</i>		"RS-6" Single-Family 6 and "CG-2" General Commercial District	Vacant	Low Density Residential
<b>ADP, Map &amp; Violations</b>	<p><b>Area Development Plan:</b> The subject property is located within the boundaries of the Southside Area Development Plan (ADP) and is planned for low and medium density residential uses. The proposed change of zoning is consistent with the adopted Future Land Use Plan.  <b>Map No.:</b> 047036  <b>Zoning Violations:</b> None</p>			

<b>Transportation</b>	<b>Transportation and Circulation:</b> The area to be rezoned has access to Northchester Drive, which the Urban Transportation Plan shows as a C1 Collector.				
<b>Street R.O.W.</b>	<b>Street</b>	<b>Urban Transportation Plan Type</b>	<b>Proposed Section</b>	<b>Existing Section</b>	<b>Traffic Volume</b>
	Norchester Drive	C1 Collectors	Existing	70' ROW 50' paved	Not Available

**Staff Summary:**

**Requested Zoning:** The applicant is requesting a change of zoning from the “CG-2” General Commercial District, “ON” Office District and “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

**Development Plan:** The applicant plans to develop the 10 acre property for a single-family residential subdivision. The minimum development standards for the “RS-4.5” Single-Family 4.5 District are 4500 square foot lots, 45-foot lot widths and 20-foot front yard setbacks.

**Existing Land Uses & Zoning:** North, East and West of the subject property are zoned “RS-6” Single-Family 6 District and are currently vacant. South of the subject property is zoned “RS-6” Single-Family 6 District and is developed with Most Precious Blood Church.

**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. With the exception of the Professional office use designated on a portion of the property in the Future Land Use Plan, the proposed rezoning is consistent with the adopted Future Land Use Plan, which slates the properties for low density residential use on a majority of the property.

**Department Comments:**

- The proposed rezoning would not negatively impact the surrounding properties and the property to be rezoned is suitable for the proposed uses.
- The Rezoning is consistent with the Comprehensive Plan.

- The proposed rezoning is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area.

**Staff Recommendation:**

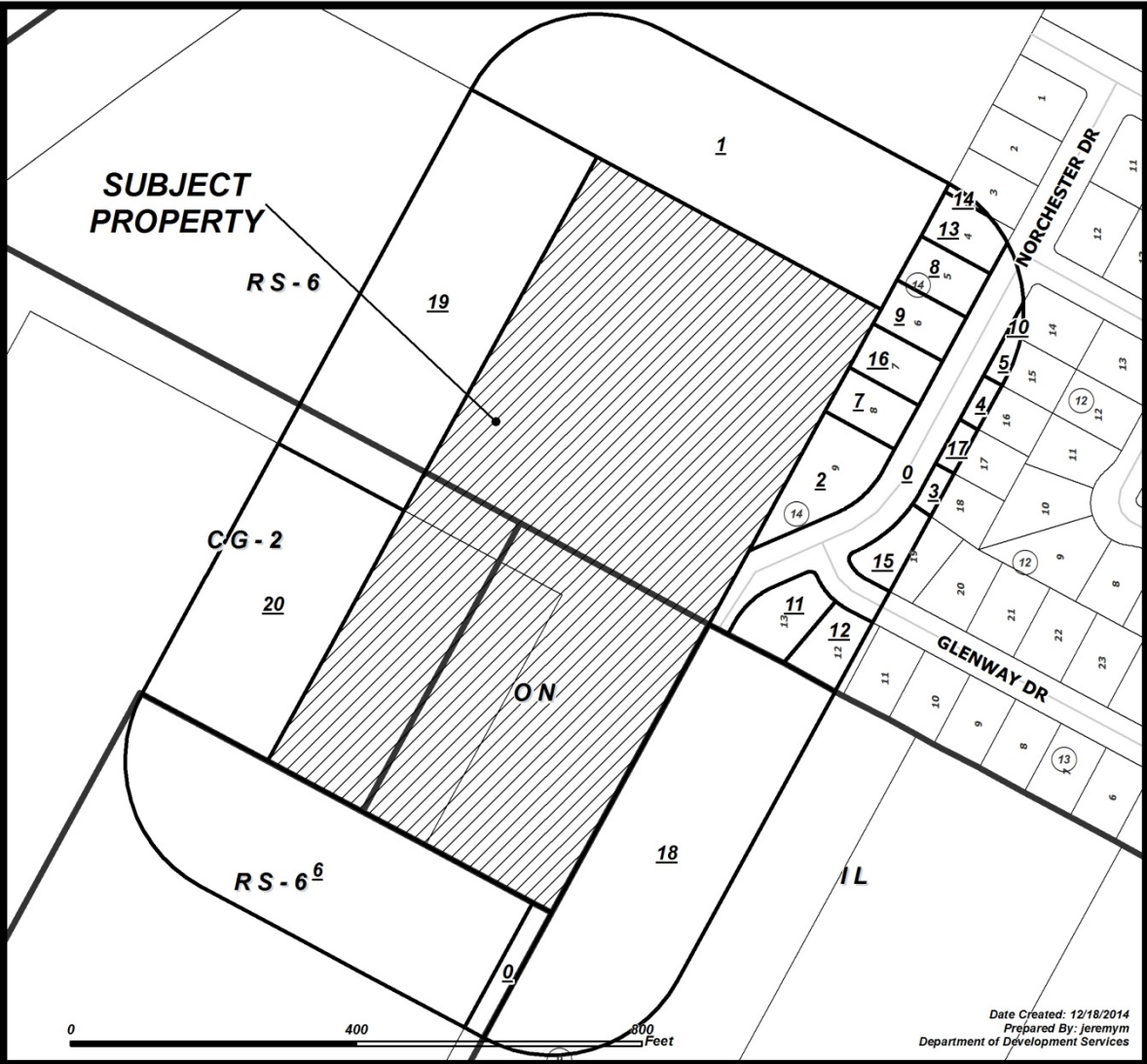
Approval of the change of zoning from the : “CG-2” General Commercial District, “ON” Office District and “RS-6” Single-Family 6 District to the “RS-4.5” Single-Family 4.5 District.

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<b>Public Notification</b>	Number of Notices Mailed – 20 within 200-foot notification area; 4 outside notification area
	<b><u>As of January 8, 2015:</u></b>
	In Favor – 0 inside notification area; 0 outside notification area
	In Opposition – 0 inside notification area; 0 outside notification area
For 0.0% in opposition.	

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- Attachments:
1. Location Map (Existing Zoning & Notice Area)
  2. Site Plan



Date Created: 12/18/2014  
 Prepared By: Jeremym  
 Department of Development Services

**CASE: 0115-02**  
**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

