

STAFF ZONING REPORT

Case No. 0414-06
 HTE No. 14-10000016

Planning Commission Hearing Date: April 23, 2014

Applicant & Legal Description	<p>Applicant/Owner: Grangefield Development, LLC Legal Description/Location: Being a 19.704-acre tract of land out of Lot 6, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, located along the south side of Slough Road, approximately 350 feet east of Freds Folly Drive.</p>			
Zoning Request	<p>From: "FR" Farm Rural District To: "RS-4.5" Single-Family 4.5 District Area: 19.704 acres Purpose of Request: To allow construction of a single-family residential subdivision.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
<i>Site</i>		"FR" Farm Rural	Vacant	Low Density Residential
<i>North</i>		"FR" Farm Rural and "RS-4.5" Single-Family 4.5	Low Density Residential	Low Density Residential
<i>South</i>		"FR" Farm Rural	Vacant	Low Density Residential
<i>East</i>		"FR" Farm Rural	Vacant	Low Density Residential
<i>West</i>		"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 within the boundaries of the Southside Area Development Plan (ADP) and is planned for a low density residential use. The proposed change of zoning to the "RS-4.5" Single-Family 4.5 District is consistent with the adopted Future Land Use Plan. Map No.: 041030 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property will be platted with local residential streets constructed as part of the residential subdivision. The subdivision will have direct access to Slough Road, which is a "C1" Minor Residential Collector street.</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume (2011)
	Slough Road	“C1” Minor Residential Collector Street	60’ ROW, 40’ paved	50’ ROW 20’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a change of zoning from the “FR” Farm Rural District to the “RS-4.5” Single-Family 4.5 District to allow single-family lots with a minimum of 4,500 square feet in lot area, 45-foot lot widths, and 20-foot front yards.

Applicant’s Development Plan: The applicant proposes to develop the site with single family residential lots. The applicant is proposing to develop the property in two phases of ten acres each. The proposed master development will have two local roads and 93 lots at 50 feet wide and 110 feet deep. The square footage of the residences will range from 1,500 square feet to 1,800 square feet.

Existing Land Uses & Zoning: South and east of the subject property is vacant land that is zoned “FR” Farm Rural District. North of the subject property across and along Sough Road are developed single-family properties and zoned “RS-4.5” Single-Family 4.5 District. Single-family housing is adjacent west along the property and zoned “RS-4.5” Single-Family 4.5.

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 proposed change of zoning is consistent with the Comprehensive Plan and the adopted Future Land Use Plan, which slates the property for a low-density residential use.

Plat Status: The subject property will require platting with all infrastructure and public improvements in accordance with the Comprehensive Plan and all applicable area development plans and master plans.

Department Comments:

- Extension of the residential subdivision is consistent with the adopted Future Land Use Plan and is an appropriate use for this land.
- The Zoning Map amendments are consistent with the Comprehensive Plan.
- The “RS-4.5” Single-Family 4.5 District 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 “RS-4.5” Single-Family 4.5 District.

Public Notification	<p>Number of Notices Mailed – 62 within 200-foot notification area 2 outside notification area</p> <p><u>As of April 16, 2014:</u></p> <p>In Favor – 0 (inside notification area); 0 (outside notification area) 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>
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Attachments:

- A. Location Map (Existing Zoning & Notice Area)
- B. Site Plan