

PLANNING COMMISSION FINAL REPORT

Case No. 0819-04

INFOR No. 19ZN1022

Planning Commission Hearing Date: September 4, 2019

Applicant & Legal Description	<p>Owner: Mirabal Development Group, LC Applicant: Mirabal Development Group, LC Location Address: 6805 Sandra Lane Legal Description: 6805 Sandra Lane and described as being a 0.50 acre tract of land out of Lot 2 and the southeast half of Lot 3, Block 7, Bass Subdivision. The subject property is located along the south side of Sandra Lane, east of Airline Road and north of Saratoga Boulevard (State Highway 357).</p>			
Zoning Request	<p>From: "RS-6" Single-Family 6 District To: "RM-1" Multifamily 1 District Area: 0.50 acres Purpose of Request: To allow for the construction of two four unit buildings.</p>			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RS-6" Single-Family 6	Vacant	Commercial
	<i>North</i>	"RM-1" Multifamily 1	Vacant	High Density Residential
	<i>South</i>	"CG-2" General Commercial	Professional Office	Commercial
	<i>East</i>	"CG-2" General Commercial	Commercial	Commercial
	<i>West</i>	RS-6" Single-Family 6	Vacant and Low Density Residential	Commercial
ADP, Map & Violations	<p>Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for commercial uses. The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 042032 Zoning Violations: None</p>			
Transportation	<p>Transportation and Circulation: The subject property has approximately 66 feet of street frontage along Sandra Lane which is designated as a Local / Residential Street. According to the Urban Transportation Plan, Local / Residential Streets can convey a capacity of 500 Average Daily Trips (ADT).</p>			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Sandra Lane	Local/Residential	50' ROW 28' paved	50' ROW 20' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single-Family District to the “RM-1” Multifamily 1 District to allow for the construction of two four unit buildings.

Development Plan: The subject property is 0.50 acres in size. The owner is proposing two four unit multifamily buildings.

Existing Land Uses & Zoning: The subject property is currently zoned “RS-6” Single-Family 6 District, consists of a vacant lot, and has remained since annexation in 1962. To the north are vacant properties and a large tract single-family home zoned “RM-1” Multifamily 1 District. To the south is a commercial business zoned “CG-2” General Commercial District and “CN-1” Neighborhood Commercial District and consists of a professional office building and a retail store. To the east are commercial properties zoned “CG-2” General Commercial District and “RM-3” Multifamily 3 District. The properties consist of the Teacher’s Credit Unions and two townhome developments including a planned unit development. To the west are two single-family residences zoned “RS-6” Single-Family 6 District and Gill’s Nursery zoned “CG-2” General Commercial 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.

Utilities:

Water: 6-inch ACP line located along Sandra Lane.

Wastewater: 8-inch PVC line located along Sandra Lane.

Gas: 2-inch Service Line located along Sandra Lane.

Storm Water: Road side drainage located along Sandra Lane.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for commercial uses. The proposed rezoning to the “RM-1” Multifamily 1 District is generally consistent with the adopted Comprehensive Plan (Plan CC). The following policies should be considered:

- Encourage orderly growth of new residential, commercial, and industrial areas (Future Land Use, Zoning, and Urban Design Policy Statement 1).

- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use (Future Land Use, Zoning, and Urban Design Policy Statement 1).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses. (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Promote medium density activities, such as apartments or office uses around commercial centers of high density, and the remaining area by low density use such as single-family dwellings. (Future Land Use, Zoning, and Urban Design Policy Statement 3).

Department Comments:

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC), compatible with the adjoining residential properties, and does not have a negative impact upon the adjacent commercial properties.
- The proposed multifamily development is consistent with the existing town home and planned unit developments along Sandra Lane to the east and the multifamily zoning along Sandra Lane to the north.
- The multifamily development will also serve as a buffer between the remaining single-family residences to the west and the “CG-2” zoning to the east and south along Saratoga Boulevard (State Highway 357).

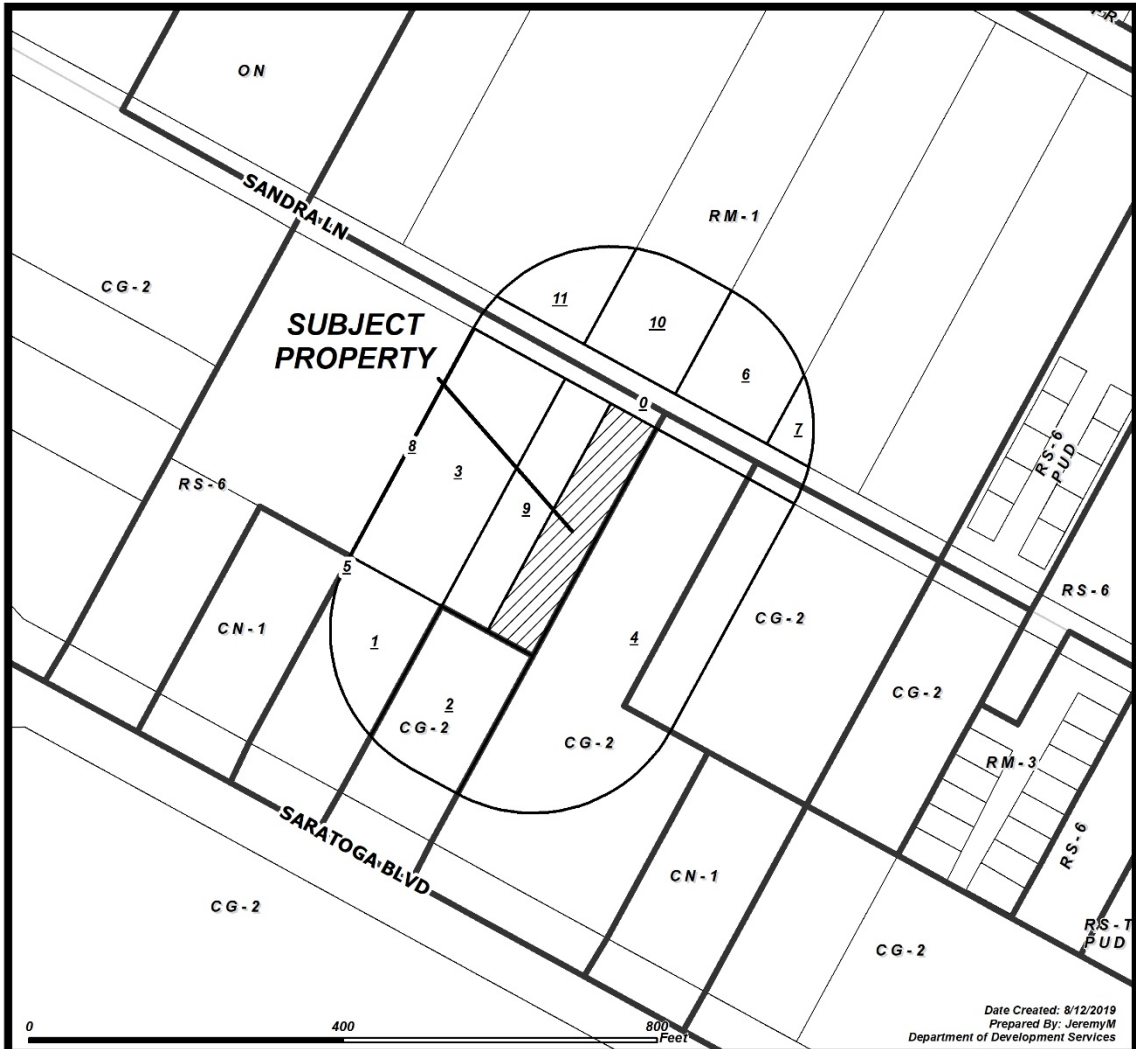
Planning Commission and Staff Recommendation (September 4, 2019):

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “RM-1” Multifamily 1 District.

Public Notification	Number of Notices Mailed – 11 within 200-foot notification area 6 outside notification area
	<u>As of August 30, 2019:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 2 inside notification area – 0 outside notification area
Totaling 15.75% of the land within the 200-foot notification area in opposition.	

Attachments:

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



Date Created: 8/12/2019
Prepared By: Jeremy M
Department of Development Services

CASE: 0819-04
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
 4 Owners within 200' listed on attached ownership table
 Owners in opposition



LOCATION MAP

