



AGENDA MEMORANDUM

Public Hearing & First Reading(Tabled) Ordinance for 01/25/22
First Reading Ordinance for the City Council Meeting of 03/08/22
Second Reading Ordinance for the City Council Meeting 03/22/22

DATE: December 15, 2021

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 4042 Sweet Bay Drive

CAPTION:

Zoning Case No. 1121-01, L.C. Alty, Ltd.: (District 4) Ordinance rezoning property at or near 4042 Sweet Bay Drive from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District and the "RS-6" Single-Family 6 District.

SUMMARY:

The purpose is to allow for the construction of single-family homes.

This zoning case was tabled on January 25, 2022, due to concerns of needed road construction due to the increased density of the Sweet Bay area.

BACKGROUND AND FINDINGS:

The subject property is 29.25 acres in size. The subject property is currently zoned "FR" Farm Rural District, consists of vacant land, and has remained undeveloped since annexation in 1961. To the north are single-family homes zoned "RS-6" Single-Family 6 District. To the south is the Barney Davis Power Plant zoned "IH" Heavy Industrial District. To the east are single-family homes zoned "RS-TF" Two-Family District. To the west are vacant properties zoned "FR" Farm Rural District. The applicant is requesting that approximately 23 acres of the subject property be rezoned to the "RS-6" Single-Family 6 District and approximately 6 acres be rezoned to the "RS-4.5" Single-Family 4.5 District. The maximum potential density for the "RS-6" District portion is 135 dwelling units and 46 dwelling units for the portion to be zoned "RS-4.5" District. The applicant is proposing a total of approximately 135 homes.

Conformity to City Policy

The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for single-family residential uses. The proposed rezoning to the "RS-4.5" Single-Family 4.5 District and "RS-6" Single-Family 6 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map.

Public Input Process

Number of Notices Mailed
23 within 200-foot notification area
5 outside notification area

As of December 15, 2021:

In Favor	In Opposition
0 inside notification area	2 inside notification area
0 outside notification area	0 outside notification area

Totaling 2.09% of the 200-foot notification area* is in opposition.

*Created by calculating the area of land immediately adjoining the subject property and extending 200-foot therefrom. The opposition is totaled by the total area of land that each individual property owner owns converted into a percentage of the total 200-foot notification area.

Notified property owner's land in square feet / Total square footage of all property in the notification area = Percentage of public opposition

ALTERNATIVES:

1. Denial of the zoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District and the "RS-6" Single-Family 6 District.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Planning Commission recommended approval of the zoning from the "FR" Farm Rural District to the "RS-4.5" Single-Family 4.5 District and the "RS-6" Single-Family 6 District on November 10, 2021.

Vote Count:

For:	8
Opposed:	0
Absent:	1
Abstained:	0

Staff recommends approval of the zoning request.

LIST OF SUPPORTING DOCUMENTS:

Ordinance
Presentation - Aerial Map
Planning Commission Final Report