

STAFF REPORT

Case No. 0518-02

INFOR No. 18ZN1010

Planning Commission Hearing Date: May 30, 2018

Applicant & Legal Description	Owner: Siecoast Development, Inc. Applicant: Siecoast Development, Inc. Location Address: 1752 Flour Bluff Drive Legal Description: Lot 1, Block 1, Billie Vann, located on the west side of Flour Bluff Drive, south of Graham Road, and north of Don Patricio Road.			
Zoning Request	From: "RM-1" Multifamily 1 District To: "CN-1" Neighborhood Commercial District Area: 0.916 acres Purpose of Request: For the purposes of future commercial development.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"RM-1" Multifamily 1	Vacant	Low Density Residential
	<i>North</i>	"RM-1" Multifamily 1	Vacant	Low Density Residential
	<i>South</i>	"RM-1" Multifamily 1	Vacant	Low Density Residential
	<i>East</i>	"RE" Residential Estate	Estate Residential	Low Density Residential
	<i>West</i>	"RM-1" Multifamily 1	Vacant	Low Density Residential
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Flour Bluff Area Development Plan and is planned for low density residential uses. The proposed rezoning to the "CN-1" Neighborhood Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Map No.: 036031 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 210 feet of street frontage along Flour Bluff Drive which is designated as an "A1" Minor Arterial Street. According to the Urban Transportation Plan, "A1" Minor Arterial Streets can convey a capacity between 15,000 to 24,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Flour Bluff Drive	"A1" Minor Arterial Street	95' ROW 64' paved	115' ROW 64' paved	17,599 ADT (2015)

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RM-1" Multifamily 1 District to the "CN-1" Neighborhood Commercial District for the purposes of future commercial development.

Development Plan: The subject property is 0.916 acres in size. The owner is requesting the change of zoning to allow future business development on the lot. The owner further states how the property has been compromised by a large utility easement by American Electric Power (AEP). The easement is approximately 17,319 square feet or 0.39 acres in size which is essentially 43% of the subject property. The property is currently vacant and clear of any structures. Any potential structures may only be located to the rear of the property outside of the utility easement.

Existing Land Uses & Zoning: The subject property is currently zoned "RM-1" Multifamily 1 District and consists of vacant land. The subject property was zoned "RM-1" Multifamily 1 District in 1983 and was annexed in 1961. To the north, south, and west are vacant unplatted properties zoned "RM-1" Multifamily 1 District and "RE" Residential Estate District. To the east is Flour Bluff Drive. Across Flour Bluff Drive are large tract single-family homes (Cornerstone Unit 2 Subdivision) zoned "RE" Residential Estate in 2004. Further to the north and south along Flour Bluff Drive are properties zoned "CG-1" and "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 platted.

PlanCC & Area Development Plan Consistency: The subject property is located within the boundaries of the Flour Bluff Area Development Plan (ADP). The proposed rezoning to the "CN-1" Neighborhood Commercial District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map based on the following policies:

- 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)
- Noise impacts from non-residential uses should be reduced by creating a buffer open space between the two areas. Such spaces may be landscaped areas, a street, a screening fence, larger setbacks, etc. These methods can be used

singularly but are usually most effective when applied in combination to provide the desired effect. (Flour Bluff ADP, Policy Statement B.2)

Department Comments:

- The proposed rezoning is generally consistent with the adopted Comprehensive Plan (Plan CC) warrants an amendment to the Future Land Use Map.
- The proposed rezoning is 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 and has not been developed since annexation in 1961.
- Commercial zoning is appropriate along "A1" Minor Arterial roadways. Flour Bluff Drive has existing properties with commercial zoning to the north and south of the subject property.
- If the "CN-1" Neighborhood Commercial District is approved, the proposed development will still need to abide by all requirements of the Unified Development Code (UDC).

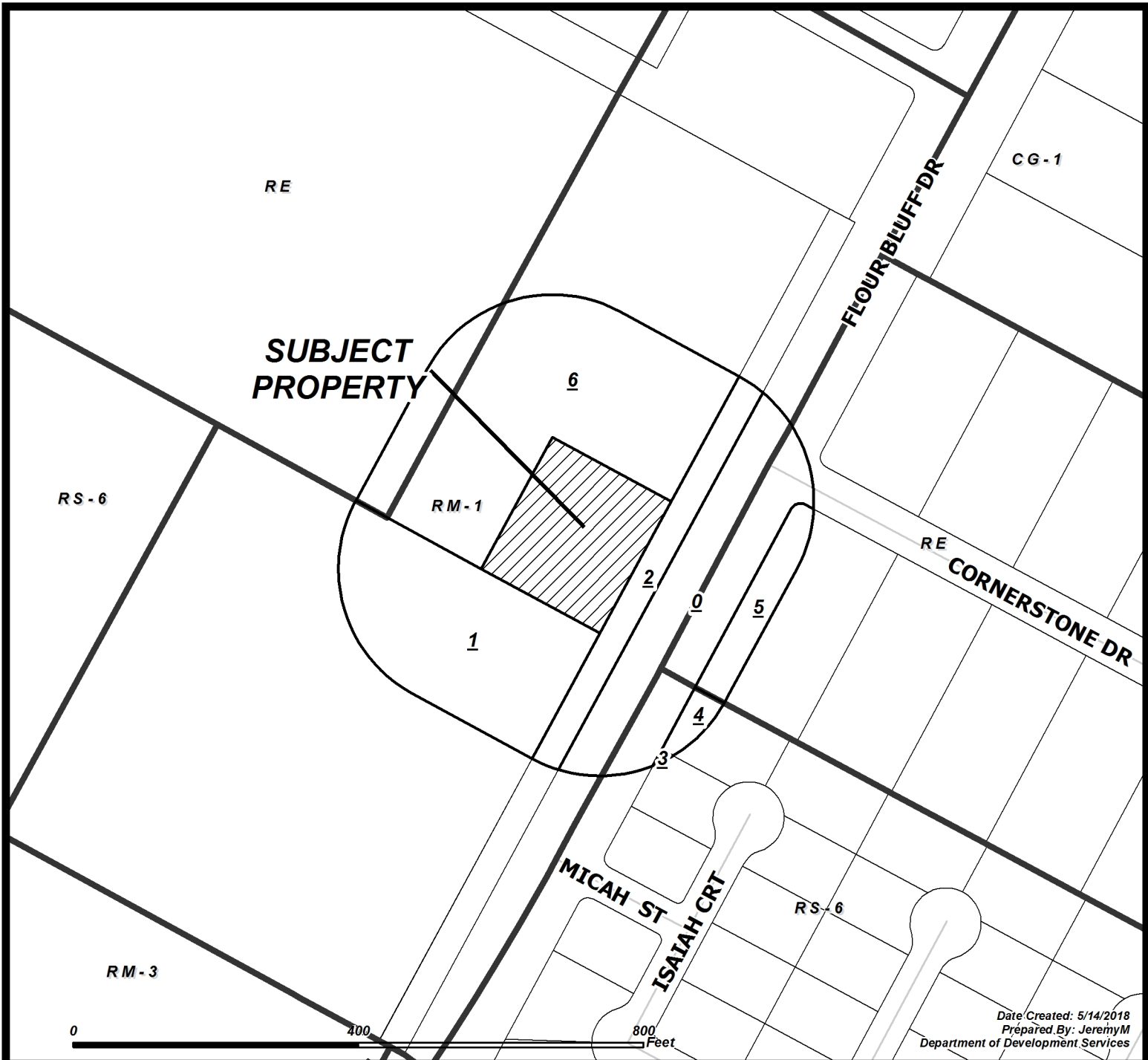
Staff Recommendation:

Approval of the change of zoning from the "RM-1" Multifamily 1 District to the "CN-1" Neighborhood Commercial District.

Public Notification	Number of Notices Mailed – 6 within 200-foot notification area 5 outside notification area	
	<u>As of May 25, 2018:</u>	
	In Favor	– 0 inside notification area – 0 outside notification area
	In Opposition	– 0 inside notification area – 0 outside notification area
	Totalling 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: 5/14/2018
 Prepared By: Jeremy M
 Department of Development Services

CASE: 0518-02 ZONING & NOTICE AREA

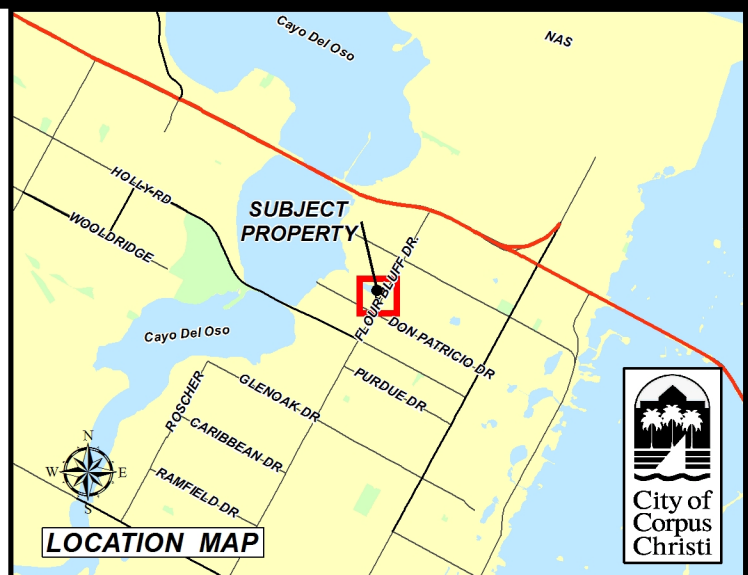
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF	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 within 200' listed on
 attached ownership table

Owners
 in favor

Owners
 in opposition



LOCATION MAP

