

STAFF REPORT

Case No. 0519-02

INFOR No. 19ZN1010

Planning Commission Hearing Date: May 1, 2019

Applicant & Legal Description	Owner: Rick’s Homes, LLC. Applicant: Munoz Engineering, LLC. Location Address: 3030 McKinzie Road Legal Description: Being 1.695 acre tract, for rezoning purposes only, out of a 9.107 acre tract described in a deed recorded in Document No. 2018054782 (Tract 1) and being 7.411 acre tract, for rezoning purposes only, out of a 9.107 acre tract described in a deed recorded in Document No. 2018054782 (Tract 2) located on the east side of McKinzie Road, south of Interstate 37, and north of Leopard Street.			
Zoning Request	From: “RS-6” Single-Family 6 District To: Tract 1: "CN-1" Neighborhood Commercial District Tract 2: "RS-4.5" Single-Family 4.5 District Area: 9.10 acres Purpose of Request: To allow for the construction of a commercial property and single-family homes.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	Site	“RS-6” Single-Family 6	Vacant	Low Density Residential
	North	“RS-6” Single-Family 6 and “RS-4.5” Single-Family 4.5	Vacant and Low Density Residential	Government and Low Density Residential
	South	“RS-6” Single-Family 6 and “CG-2” General Commercial	Vacant, Low Density Residential, and Commercial	Low, Medium, and High Density Residential, and Commercial
	East	“RS-6” Single-Family 6	Low Density Residential	Medium Density Residential
	West	“CG-2” General Commercial	Commercial	Commercial
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for low density residential uses. The proposed rezoning to the “CN-1” Neighborhood Commercial District and the “RS-4.5” Single-Family 4.5 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. Map No.: 061049 Zoning Violations: None			

Transportation	Transportation and Circulation: The subject property has approximately 467 feet of street frontage along McKinzie Road which is designated as an “A2” Secondary Arterial Street and approximately 321 feet of street frontage along Hampshire Road which is designated as a Local/Residential Street. According to the Urban Transportation Plan, “A2” Secondary Arterial Streets can convey a capacity between 20,000 to 32,000 Average Daily Trips (ADT).				
Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	McKinzie Road	“A2” Secondary Arterial	100’ ROW 54’ paved	82’ ROW 63’ paved	N/A
	Hampshire Road	Local/Residential	50’ ROW 28’ paved	52’ ROW 18’ paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District and the “RS-4.5” Single-Family 4.5 District to allow for the construction of a commercial property and single-family homes.

Development Plan: The subject property is 9.10 acres in size. The owner is proposing a commercial property and single-family homes.

Existing Land Uses & Zoning: The subject property is currently zoned “RS-6” Single-Family 6 District, consists of vacant land, and has remained undeveloped since annexation in 1962. To the north are properties zoned “RS-6” Single-Family 6 District and “RS-4.5” Single-Family 4.5 District. The properties consist of vacant lots and single-family residences (Maple Hills Unit 6, 2014). To the south are a single-family residences (Highway Village, 1948) zoned “RS-6” Single-Family 6 District and commercial properties zoned “CN-1” Neighborhood Commercial District and “CG-2” General Commercial District. The commercial properties consist of physician’s offices and a Stripes convenience store. To the east are single-family residences (Maple Hills Unit 3, 2006) zoned “RS-6” Single-Family 6 District. To the west are commercial properties consisting of physician’s offices and a retail shopping center. The properties are 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: 12-inch C900 line located along McKinzie Road.

Wastewater: 10-inch PVC line located along Creek Bottom Drive.

Gas: 2-inch Service Line located along McKinzie Road.

Storm Water: Inlets along McKinzie Road with a 48-inch Line.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for low density residential uses. The proposed rezoning to the “CN-1” Neighborhood Commercial District and the “RS-4.5” Single-Family 4.5 District is generally consistent with the adopted Comprehensive Plan (Plan CC) and warrants an amendment to the Future Land Use Map. The following policies should be considered:

- Support programs to encourage infill development and rehabilitate housing stock in established neighborhoods (Housing and Neighborhoods Policy Statement 7).
- 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).
- Promote compact and walkable mixed-use urban villages that concentrate retail and services within walking distance of neighborhood residences and where they could support improved public transportation service, such as expected major bus stations and future stops for bus rapid transit, creating “transit-ready” locations (Future Land Use, Zoning, and Urban Design Policy Statement 2).
- Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods (Future Land Use, Zoning, and Urban Design Policy Statement 3).
- Encourage convenient access from medium-density residential development to arterial roads (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) and 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.
- Existing commercial properties to the north, south, and west are zoned “CN-1” Neighborhood Commercial District and “CG-2” General Commercial District.
- The subject property is part of the McKenzie Road commercial corridor which consists of commercial zoning up to and including the “CG-2” General Commercial District between Interstate 37 to the north and Leopard Street to the south.

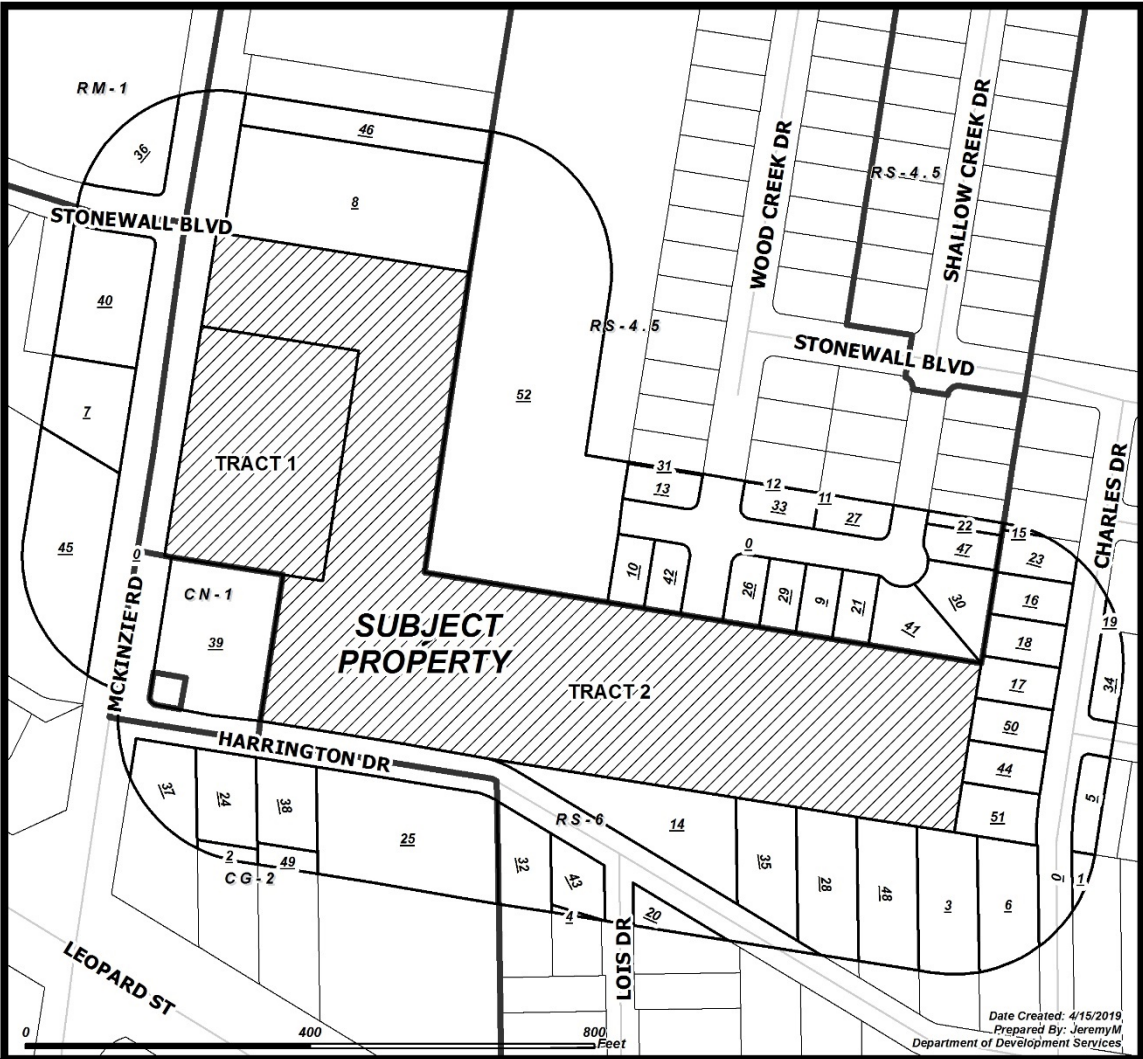
Staff Recommendation:

Approval of the change of zoning from the “RS-6” Single-Family District to the “CN-1” Neighborhood Commercial District (Tract 1) and “RS-4.5” Single-Family 4.5 District (Tract 2).

Public Notification	Number of Notices Mailed – 52 within 200-foot notification area 6 outside notification area
	<u>As of April 26, 2019:</u>
	In Favor – 0 inside notification area – 0 outside notification area
	In Opposition – 0 inside notification area – 0 outside notification area
	Totaling 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)



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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

