

PLANNING COMMISSION FINAL REPORT

Case No. 1219-01

INFOR No. 19ZN1035

Planning Commission Hearing Date: December 4, 2019

Applicant & Legal Description	Owner: Paula Gaut Properties, Inc. Applicant: Clower Company Location Address: 6734 Saratoga Boulevard (State Highway 357) Legal Description: Lot P, Block 29, Bass Subdivision, located along the north side of Saratoga Boulevard (State Highway 357), west of Airline Road, and east of Rodd Field Road.			
Zoning Request	From: "RS-6" Single-Family 6 District To: "CG-2" General Commercial District Area: 0.82 acres Purpose of Request: To allow for the construction of a retail center.			
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>	"RS-6" Single-Family 6	Vacant and Low Density Residential	Commercial
	<i>South</i>	"CG-2" General Commercial	Vacant	Mixed Use
	<i>East</i>	"CG-2" General Commercial	Commercial	Commercial
	<i>West</i>	"CN-1" Neighborhood Commercial	Professional Office	Commercial
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Southside Area Development Plan and is planned for commercial use. The proposed rezoning to the "CG-2" General Commercial District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 042032 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 135 feet of street frontage along Saratoga Boulevard (State Highway 357) which is designated as a "A3" Primary Arterial Street. According to the Urban Transportation Plan, "A3" Primary Arterial Streets can convey a capacity between 30,000 to 48,000 Average Daily Trips (ADT).			

Street R.O.W.	Street	Urban Transportation Plan Type	Proposed Section	Existing Section	Traffic Volume
	Saratoga Boulevard (SH 357)	"A3" Primary Arterial	130' ROW 79' paved	125' ROW 66' paved	13,747 ADT (2013)

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "RS-6" Single-Family 6 District to the "CG-2" General Commercial District to allow for the construction of a retail center.

Development Plan: The subject property is 0.82 acres in size. The applicant has not submitted any specific plans concerning the retail center.

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 is a single-family home zoned "RS-6" Single-Family 6 District. To the south is vacant unplatted land zoned "CG-2" General Commercial District. To the east is a real estate office zoned "CG-2" General Commercial District. To the west is a retail store (Dollar General) zoned "CN-1" Neighborhood 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.

Utilities:

Water: 12-inch ACP line located along Saratoga Boulevard (SH 357).

Wastewater: 8-inch PVC line located along Saratoga Boulevard (SH 357).

Gas: 8-inch Service Line located along Saratoga Boulevard (SH 357).

Storm Water: 48-inch located along Saratoga Boulevard (SH 357).

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 use. The proposed rezoning to the "CG-2" General Commercial District is 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 the design of commercial centers in a manner that minimizes the impacts of automobile intrusion, noise and visual blight on surrounding areas (Future Land Use, Zoning, and Urban Design Policy Statement 3).

- Screening fences, open space or landscaping can provide an essential buffer between shopping and residential areas (Future Land Use, Zoning, and Urban Design Policy Statement 3).

Department Comments:

- The proposed rezoning is 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 property is currently vacant and is a remaining “RS-6” Single-Family 6 tract. The subject property has never been developed.
- Surrounding properties have been rezoned to commercial zoning districts indicating a pattern towards commercial development along the Saratoga Boulevard corridor.
- If the “CG-2” General Commercial District is approved, the retail development will need to abide all requirements of the Unified Development Code (UDC).
- Specifically, a Type C buffer yard will be required for the northern property line. Type C buffer yards consist of a 15-foot wide buffer and at least 15 points.

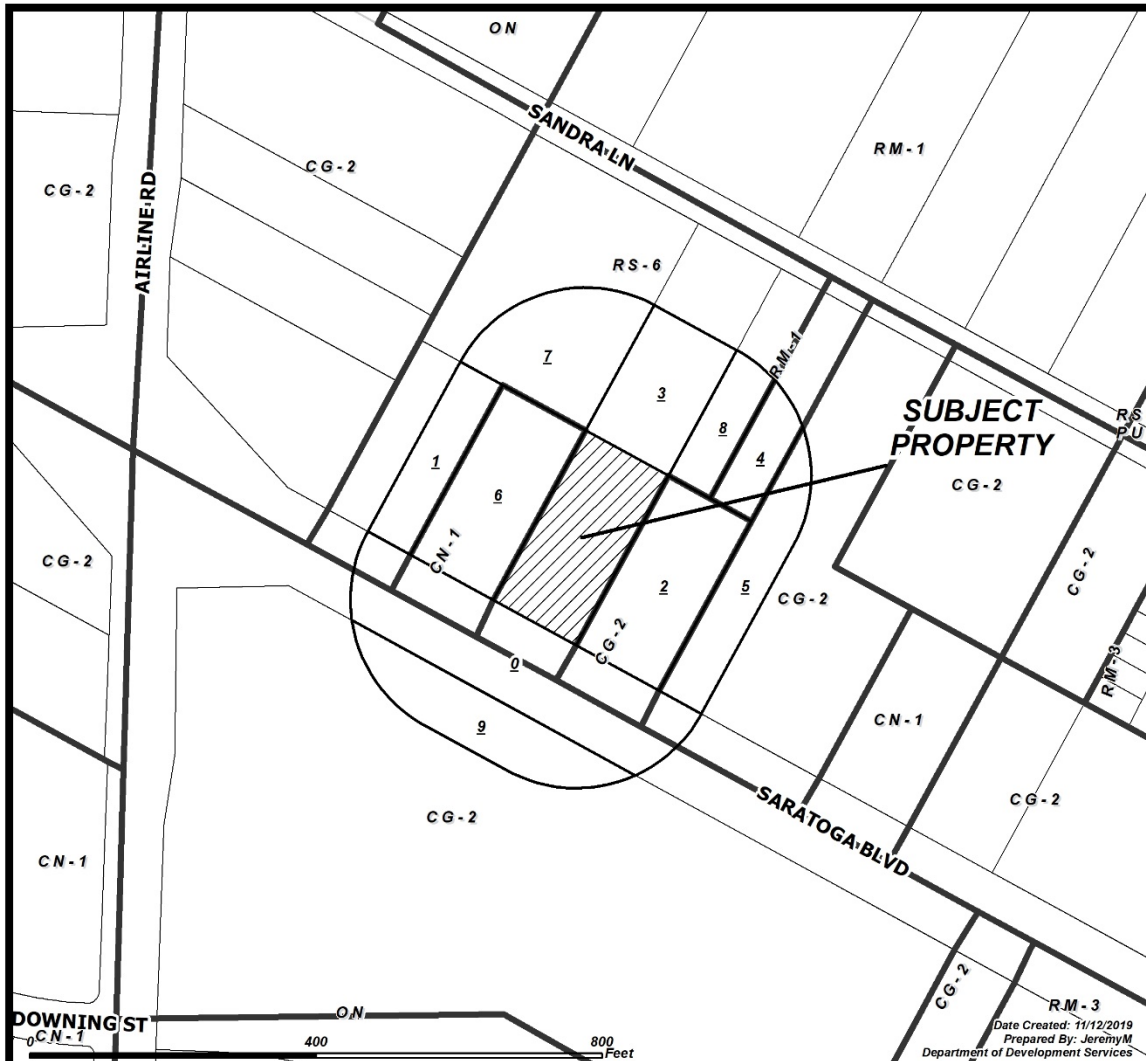
Planning Commission and Staff Recommendation (December 4, 2019):

Approval of the change of zoning from the “RS-6” Single-Family 6 District to the “CG-2” General Commercial District.

Public Notification	Number of Notices Mailed – 9 within 200-foot notification area 6 outside notification area
	<u>As of November 27, 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)



CASE: 1219-01 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 in opposition

LOCATION MAP

