

STAFF REPORT

Case No. 0320-03

INFOR No. 20ZN1008

Planning Commission Hearing Date: April 1, 2020

Applicant & Legal Description	Owner: Mostaghasi Investment Trust Applicant: Urban Engineering Location Address: 14206 Leos Court Legal Description: Lots 27 through 38, Block 1, River Ridge Unit 3, located along Leos Court, west of County Road 69, and south of Northwest Boulevard (FM 624)			
Zoning Request	From: "CN-1" Neighborhood Commercial District To: "RS-6" Single-Family 6 District Area: 3.165 acres Purpose of Request: To allow for the construction of single-family homes.			
Existing Zoning and Land Uses		Existing Zoning District	Existing Land Use	Future Land Use
	<i>Site</i>	"CN-1" Neighborhood Commercial	Vacant	Mixed Use
	<i>North</i>	"CG-2" General Commercial	Professional Office	Mixed Use
	<i>South</i>	"RS-6" Single-Family 6	Low Density Residential	Mixed Use
	<i>East</i>	"RS-10" Single-Family 10	Low Density Residential	Low Density Residential
	<i>West</i>	"CG-2" General Commercial	Commercial	Mixed Use
ADP, Map & Violations	Area Development Plan: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for mixed uses. The proposed rezoning to the "RS-6" Single-Family 6 District is consistent with the adopted Comprehensive Plan (Plan CC). Map No.: 067050 City Council District: 1 Zoning Violations: None			
Transportation	Transportation and Circulation: The subject property has approximately 400 feet of street frontage along Leos Court which is designated as a "Local / Residential" Street and has approximately 200 feet of street frontage along County Road 69 which is designated as a "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
	Leos Court	"Local/Residential"	50' ROW 28' paved	60' ROW 35' paved	N/A
	County Road 69	"A1" Minor Arterial	95' ROW 64' paved	70' ROW 30' paved	N/A

Staff Summary:

Requested Zoning: The applicant is requesting a rezoning from the "CN-1" Neighborhood Commercial District to the "RS-6" Single-Family 6 District to allow for a single-family residential subdivision.

Development Plan: The subject property is 3.165 acres in size. The subject property was initially rezoned from the "RS-6" Single-Family 6 District to the "CN-1" Neighborhood Commercial District in 2009. No development has occurred on the subject property. The applicant would like to rezone the subject property back to the "RS-6" Single-Family 6 District to allow 12 single-family homes.

Existing Land Uses & Zoning: The subject property is currently zoned "CN-1" Neighborhood Commercial District, consists of vacant land, and has remained undeveloped since annexation in 1995. To the north is a dialysis clinic zoned "CG-2" General Commercial District. To the south and east are single-family residential subdivisions zoned "RS-6" Single-Family 6 District and "RS-10" Single-Family 10 District respectively. To the west is a mini-storage business 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 platted.

Utilities:

Water: 6-inch PVC line located along Leos Court.

Wastewater: 10-inch PVC line located along Leos Court.

Gas: No service available.

Storm Water: Roadside ditches located along County Road 69.

Plan CC & Area Development Plan Consistency: The subject property is located within the boundaries of the Northwest Area Development Plan and is planned for mixed uses. The proposed rezoning to the "RS-6" Single-Family 6 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 residential infill development on vacant lots within or adjacent to existing neighborhoods. (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 properties, and does not have a negative impact upon the adjacent properties.
- The subject property was initially rezoned from the “RS-6” Single-Family 6 District to the “CN-1” Neighborhood Commercial District in 2009.
- The applicant would like to rezone the subject property back to the “RS-6” Single-Family 6 District to allow 12 single-family homes.

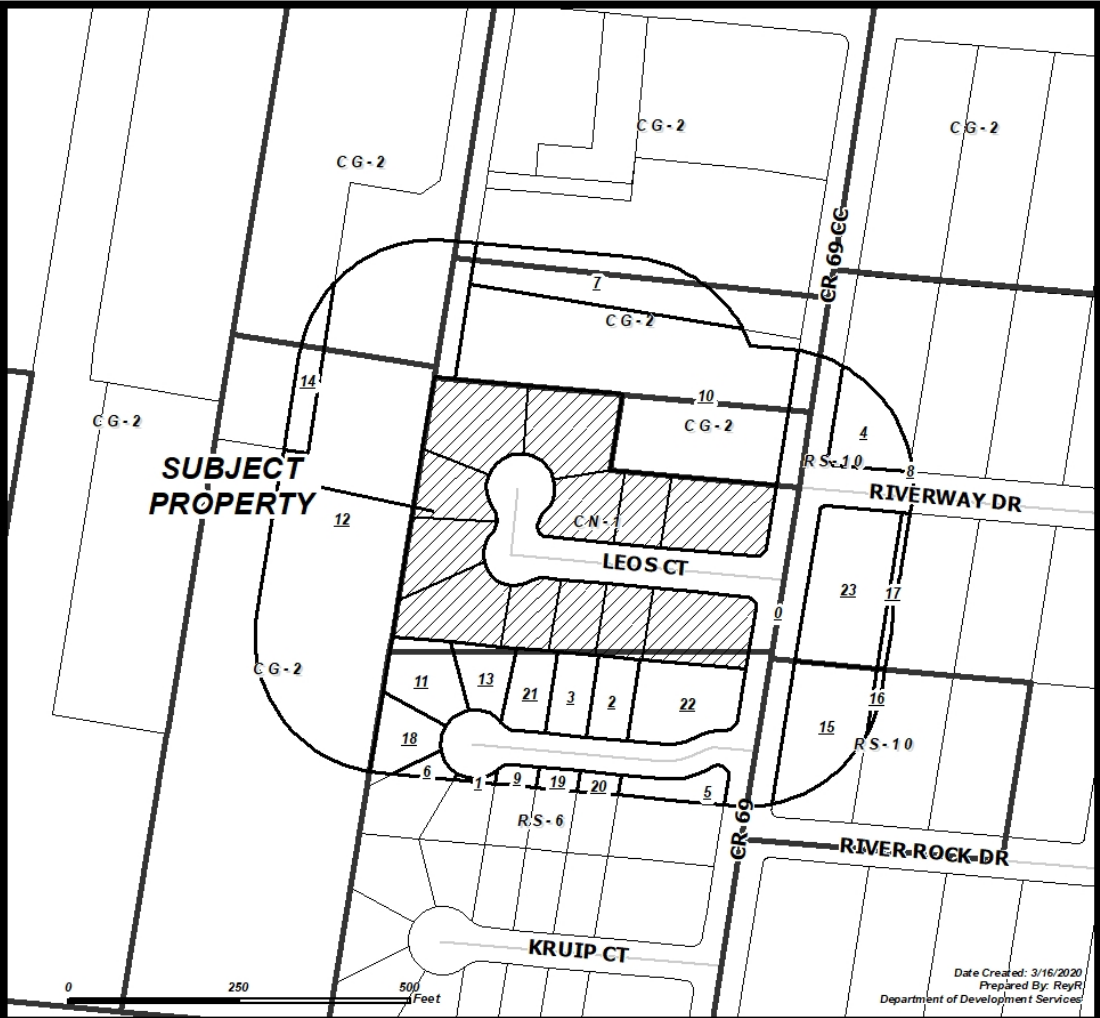
Staff Recommendation:

Approval of the change of zoning from the “CN-1” Neighborhood Commercial District to the “RS-6” Single-Family 6 District.

Public Notification	Number of Notices Mailed – 23 within 200-foot notification area 7 outside notification area	
	<u>As of March 27, 2020:</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:

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



CASE: 0320-03
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

