

PLANNING & ZONING COMMISSION MEETING OF 05-24-16 AGENDA ITEM #16-130Z

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Matt Robinson, AICP, Planning Manager

**FROM:** Aaron Bloxham, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” – Planned Development District to “C1” – Neighborhood Commercial District, Located Approximately 470 Feet North of Westridge Boulevard and on the West Side of Custer Road

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the June 21, 2016 meeting.

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**STAFF RECOMMENDATION:** Staff recommends approval of the proposed rezoning request.

**APPLICATION SUBMITTAL DATE:** April 25, 2016 (Original Application)  
May 4, 2016 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 4.29 acres of land from “PD” – Planned Development District to “C1” – Neighborhood commercial, generally for commercial and office uses.

**ZONING:**

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2001-02-024 (Golf Course Uses)	Westridge Golf Course
North	“PD” – Planned Development District Ordinance No. 2001-02-024 (Golf Course Uses)	Westridge Golf Course

South	“PD” – Planned Development District Ordinance No. 2001-02-024 (Retail and Golf Course Uses)	Westridge Golf Course and Surfton Place Retail Center
East	“PD” – Planned Development District Ordinance No. 2003-02-015 (Golf Course Uses)	Westridge Golf Course
West	“PD” – Planned Development District Ordinance No. 2001-02-024 (Golf Course Uses)	Westridge Golf Course

**PROPOSED ZONING:** The applicant is requesting to rezone approximately 4.29 acres of land from “PD” – Planned Development District to “C1” – Neighborhood commercial, generally for commercial and office uses.

The applicant is proposing to rezone the subject property from a private golf course to a commercial zone to allow for commercial and office uses. Staff feels that the location and uses fit in with the surrounding properties and as such, Staff supports the rezone request.

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Future Land Use Plan (FLUP) designates the subject property for Golf Course uses. The FLUP modules diagram designates the subject property as Suburban Mix within a significantly developed area. The Comprehensive Plan lists factors to be considered when a rezoning request is being considered within a significantly developed area:

- **Comprehensive Plan Goals and Objectives:** The proposed rezoning request is generally in conformance with the goals and objectives of the Comprehensive Plan. In particular, the proposed zoning change would help the community attain the goal of “Economic Development Vitality for a Sustainable and Affordable Community” through the stated objective of the Comprehensive Plan, a “balanced development pattern”. Another goal of the Comprehensive Plan is accomplished through “Land Use Compatibility and Mix” by creating a “mix of land uses that provides for various lifestyle choices”.
- **Impact on Infrastructure:** The proposed rezoning request should have a minimal impact on the existing and planned water, sewer and thoroughfare plans in the area.
- **Impact on Public Facilities/Services:** The proposed rezoning request should have a minimal impact on public services, such as schools, fire and police, libraries, parks and sanitation services.

- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for similar commercial uses. The proposed rezoning request will not alter the land use from what has been planned for the subject property.
- Fiscal Analysis: The attached fiscal analysis shows a slight negative cost benefit of \$1,723 using the full cost method. However, the fiscal analysis model does not contain a golf course driving range use and the numbers may not reflect the exact cost benefit of the zoning change. Staff feels that even though there may be a slight decrease in cost the overall development should benefit the city.

The attached “Land Use and Tax Base Summary” shows that Module 44 is currently comprised of approximately 73% residential uses and 27% non-residential uses (including ETJ properties, mixed-use, institutional and agricultural uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 44 are comprised of approximately 95% from residential uses and 5% from non-residential uses (including mixed-use, institutional and agricultural uses). Estimated tax revenues by type in Module 44 are comprised of approximately 98% ad valorem taxes and 2% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of commercial land uses in the area.

**OPPOSITION TO OR SUPPORT OF REQUEST:** Staff has received no comments or phone calls in support of or opposition to this request.

**ATTACHMENTS:**

- Location Map and Aerial Exhibit
- Letter of Intent
- Comprehensive Plan Maps
- Fiscal Analysis
- Land Use and Tax Base Summary
- Existing “PD” – Planned Development District Ordinance No. 2001-02-024
- Proposed Zoning Exhibit
- PowerPoint Presentation