

PLANNING & ZONING COMMISSION MEETING OF 05-26-15 AGENDA ITEM #15-112Z

AGENDA ITEM

TO: Planning and Zoning Commission

THROUGH: Brandon Opiela, Planning Manager

FROM: Eleana Galicia, 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 “SO” – Suburban Office District, Located on the East Side of Lakota Trail and at the Terminus of Synergy Drive

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the June 16, 2015 meeting.

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

APPLICATION SUBMITTAL DATE: March 27, 2015 (Original Application)
May 7, 2015 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 2.01 acres of land from “PD” – Planned Development District generally allowing retail uses (with limited office use) to “SO” – Suburban Office District, generally to allow for a medical office development (Synergy Plaza). The applicant has submitted an associated site plan (15-097SP) currently under review by Staff for four medical office buildings. An associated preliminary-final replat (15-098PFR) is also being considered concurrently at the May 26, 2015 Planning and Zoning Commission meeting.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” – Planned Development District Ordinance No. 2003-02-015 Retail Uses) and “REC” - Regional Employment Overlay District	Undeveloped Land

North	“PD” – Planned Development District Ordinance No. 2003-02-015 (Retail Uses) and “REC” - Regional Employment Overlay District	SB Cleaners
South	“AG” – Agricultural District (Agricultural Uses) and “REC” - Regional Employment Overlay District	Storybook Ranch
East	“PD” – Planned Development District Ordinance No. 2003-02-015 (Office Uses) and “REC” - Regional Employment Overlay District	Undeveloped Land
West	“PD” – Planned Development District Ordinance No. 2003-02-015 (Office Uses) and “REC” - Regional Employment Overlay District	Custer Crossing Office Park and Undeveloped Land

PROPOSED ZONING: The applicant is requesting to rezone the subject property, currently zoned “PD” – Planned Development District generally for retail uses (allowing less than 50% of a site to be developed for office uses) to “SO” – Suburban Office District generally to allow for a medical office development to be constructed on the property.

Currently, the Future Land Use Plan (FLUP) designates the property for commercial uses. The property to the north of the subject property is currently being utilized for commercial use, and the property to the west is being utilized for office uses. Furthermore, the subject property is located away from Stonebridge Drive and Custer Road at the southeast corner of the overall development, which is more conducive to office use as retail uses typically need sufficient visibility. Staff feels that the proposed rezoning request for office uses will be compatible with existing and future adjacent and surrounding uses, and as such, recommends approval of the proposed rezoning request.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Future Land Use Plan (FLUP) designates the subject property for commercial 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 “Land Use Compatibility and Mix” by creating a “land use patterns that complement one another” and “land use patterns that optimize and balance the tax base of the city.”

- 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 north and west of the subject property are zoned for retail uses that allow for similar office uses, the properties on the east are zoned for office uses, the properties located south are zoned for agricultural uses. Staff feels the proposed “SO” – Suburban Office District will remain compatible with the existing and future surrounding land uses.
- Fiscal Analysis: The attached fiscal analysis shows a negative cost benefit of \$45,446 using the full cost method.

The attached “Land Use and Tax Base Summary” shows that Module 42 is currently comprised of approximately 64.2% residential uses and 35.6% non-residential uses (including institutional uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 42 are comprised of approximately 86.6% from residential uses and 13.4% from non-residential uses (including institutional uses). Estimated tax revenues by type in Module 42 are comprised of approximately 93.7% ad valorem taxes and 6.3% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of office 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
- Proposed Zoning Exhibit - Boundary
- Existing “PD” – Planned Development District Ordinance No. 2003-02-015
- PowerPoint Presentation