

PLANNING & ZONING COMMISSION MEETING OF 03-28-17 AGENDA ITEM #16-374Z

**AGENDA ITEM**

**TO:** Planning and Zoning Commission

**THROUGH:** Samantha Pickett, Planning Manager

**FROM:** Melissa Spriegel, Planner I

**SUBJECT:** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” – Agricultural District to “SF5” – Single Family Residential District, Located at the Northwest Corner of Greenville Road and Airport Drive

**APPROVAL PROCESS:** The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the April 18, 2017 meeting.

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

**APPLICATION SUBMITTAL DATE:** December 12, 2016 (Original Application)  
March 13, 2017 (Revised Submittal)

**ITEM SUMMARY:** The applicant is requesting to rezone approximately 12.02 acres of land from “AG” – Agricultural District to “SF5” – Single Family Residential District, generally for single family residential uses.

**ZONING:**

<b>Location</b>	<b>Zoning District (Permitted Land Uses)</b>	<b>Existing Land Use</b>
Subject Property	“AG” – Agricultural District (Agricultural Uses)	Undeveloped Land
North	“AG” – Agricultural District and “RS-60” – Single Family Residence District (Single Family Residential Uses)	Ditto and Hight Subdivision

South	“AG” – Agricultural District and “RS-60” – Single Family Residence District (Single Family Residential Uses)	Single Family Residences
East	“AG” – Agricultural District (Agricultural Uses) and “GC” – Government Complex District (Government Uses)	Undeveloped Land and Wastewater Lift Station
West	“AG” – Agricultural District (Agricultural Uses)	Old Settler’s Park

**PROPOSED ZONING:** The applicant is requesting to rezone the subject property from “AG” – Agricultural District to “SF5” – Single Family Residential District, generally for single family residential uses.

Located between the Mouzon Ball Fields at Old Settlers Park and Airport Drive, this property serves as a transition piece out the Town Center towards the eastern portion of the City. While this property was once slated for as an extension of Old Settlers Park, that is no longer the case, and as such, the applicant is requesting single family residential zoning for the property. The properties located north and south of the subject property are currently being utilized for single family residential uses, while the properties on the east side of Airport Drive are currently undeveloped with the exception of a lift station. Given the residential nature of the area, it is Staff’s opinion that the rezoning request is compatible and will complement the existing and surrounding uses. As such, Staff recommends approval of the proposed rezoning request.

**CONFORMANCE TO THE COMPREHENSIVE PLAN:** The Future Land Use Plan (FLUP) designates the subject property for agricultural uses. The FLUP modules diagram designates the subject property as Town Center 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 “land use patterns that complement one another”.
- **Impact on Infrastructure:** The proposed rezoning request should may have an impact on the existing and planned water, sewer and thoroughfare plans in the area since the land use would change from agricultural to residential uses.

- Impact on Public Facilities/Services: The proposed rezoning request should have an impact on public services, such as schools, fire and police, libraries, parks and sanitation services as the land use will change from agricultural to residential uses requiring additional public services.
- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for similar residential and agricultural uses. The proposed rezoning request should be compatible with the existing surrounding development.
- Land Use and Tax Base Summary: Module 55 is currently comprised of approximately 52.1% residential uses and 47.9% non-residential uses (including institutional and agricultural uses). The proposed rezoning request will impact the anticipated land uses in this module. Estimated tax revenues in Module 55 are comprised of approximately 44.9% from residential uses and 55.1% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 55 are comprised of approximately 59.4% ad valorem taxes and 40.6% sales and use taxes.
- Concentration of a Use: The proposed rezoning request should not result in an over concentration of residential 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
- Land Use and Tax Base Summary
- Land Use Comparison Table
- Proposed Zoning Exhibit
- PowerPoint Presentation