18-0051Z

TITLE:	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SF5" - Single Family Residential District, Located Approximately 975 Feet South of Gray Branch Road and on the East Side of Ridge Road

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: April 10, 2018

DEPARTMENT: Planning

CONTACT: Danielle Quintanilla, Planner I
Samantha Pickett, AICP, Planning Manager
Brian Lockley, AICP, CPM, Director of Planning

APPROVAL PROCESS: The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the May 1, 2018 meeting.

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

APPLICATION SUBMITTAL DATE: March 12, 2018 (Original Application)
March 26, 2018 (Revised Submittal)
March 29, 2018 (Revised Submittal)

ITEM SUMMARY: The applicant is requesting to rezone approximately 17.63 acres of land from “PD” - Planned Development District, generally for single family residential uses, to “SF5” - Single Family Residential District.

ZONING:

Location	Zoning District (Permitted Land Uses)	Existing Land Use
Subject Property	“PD” - Planned Development District Ordinance No. 2011-06-039 (Single Family Residential Uses)	Undeveloped Land

North	“PD” - Planned Development District Ordinance No. 2011-06-039 (Single Family Residential Uses) and “SUP” - Ordinance No. 2016-10-080 (Private Streets Subdivision)	Undeveloped Land
South	“PD” - Planned Development District Ordinance No. 2013-04-040 (Single Family Residential Uses)	Altamura Estates Subdivision
East	“PD” - Planned Development District Ordinance No. 2000-11-092 (Single Family Residential Uses)	Stonebridge Estates Phase III Subdivision
West	“PD” - Planned Development District Ordinance No. 2011-06-039 (Single Family Residential Uses)	Wynn Ridge Estates Phase One Subdivision

PROPOSED ZONING: The applicant is requesting to rezone the subject property from “PD” - Planned Development District to “SF5” - Single Family Residential District. Both the current and proposed zonings are generally for single family detached residential uses; however, the current PD zoning requires the property to develop in accordance with a layout exhibit. This exhibit depicts an overall layout for the development of a single family subdivision which extends on the east and west sides of Ridge Road, and while the western portion has developed in accordance with the current zoning, the eastern half has remained largely undeveloped due to floodplain, access issues, and split ownership.

Due to these constraints, the applicant is requesting to rezone the remaining eastern property to remove the layout and adopt a straight zoning district (“SF5”). The proposed density and development standards should remain compatible with the adjacent developed properties while preserving the original intent for single family residential uses. Staff is of the professional opinion that the proposed rezoning request will increase the development potential of the property and complement the surrounding land 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 high density residential and school 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:

- <u>Comprehensive Plan Goals and Objectives:</u> 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 and Compatibility Mix” by providing “land use patterns that complement one another”.

- 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 since the subject property is currently zoned for single family residential uses.

- 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 since the subject property is currently zoned for single family residential uses.

- Compatibility with Existing and Potential Adjacent Land Uses: The properties located adjacent to the subject property are zoned for similar residential uses. The proposed rezoning request will not alter the land use from what has been planned for the subject property.

- Land Use and Tax Base Summary: Module 35 is currently comprised of approximately 58% residential uses and 42% non-residential uses (including agricultural and institutional uses). The proposed rezoning request will have no impact on the anticipated land uses in this module. Estimated tax revenues in Module 35 are comprised of approximately 82% from residential uses and 18% from non-residential uses (including agricultural uses). Estimated tax revenues by type in Module 35 are comprised of approximately 89.9% ad valorem taxes and 10.1% sales and use taxes.

- Concentration of a Use: The proposed rezoning request should not result in an over concentration of single family 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.

SUPPORTING MATERIALS:

Location Map and Aerial Exhibit
Letter of Intent
Comprehensive Plan Maps
Land Use and Tax Base Summary Map
Ex. PD Ord. No. 11-06-039
Proposed Zoning Exhibit
PowerPoint Presentation