

STAFF REPORT

May 8, 2003

No. 03RZ015 - Rezoning from Medium Density Residential District to General Commercial District

ITEM 23

GENERAL INFORMATION:

PETITIONER	DLK Engineering for South Creek Village Limited Partnership
REQUEST	No. 03RZ015 - Rezoning from Medium Density Residential District to General Commercial District
EXISTING LEGAL DESCRIPTION	Beginning at the SE Section Corner of Section 7, T1N, R8E, BHM ; thence N89°32'15"W a distance of 639.26 feet more or less; thence N00°00'35"W a distance of 50 feet more or less to the True Point of Beginning; this point is the common corner of the South East corner of Lot 2 Fellowship Addition and the South West corner of the remaining balance of Lot 2 Superpumper Addition; thence N00°00'35"W a distance of 610.83 feet more or less; thence N89°29'15"W a distance of 22.78 feet more or less ; thence N00°02'07"E a distance of 330.81 feet more or less; thence S89°37'12"E a distance of 211.89 feet more or less; thence S00°01'35"W a distance of 942.35 feet more or less; thence N89°32'15"W a distance of 189.26 feet more or less to the True Point of Beginning
PARCEL ACREAGE	Approximately 12.8986 acres
LOCATION	Northwest of the intersection of Cambell Street and Fairmont Boulevard
EXISTING ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District/General Commercial District
South:	Light Industrial District
East:	General Commercial District
West:	Medium Density Residential District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	03/14/2003

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REPORT BY

Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Rezoning request from Medium Density Residential District to General Commercial District be continued to the **June 6, 2003 to be heard in conjunction with a Planned Development Designation and a Comprehensive Plan Amendment request.**

GENERAL COMMENTS:

This item has been continued since the April 10, 2003 Planning Commission meeting to allow the Future Land Use Committee to review the request. This Staff Report has been revised as of May 1, 2003. All revised and/or added text is shown in bold print. The applicant has submitted a request to rezone the above legally described property from Medium Density Residential District to General Commercial District. In addition, the applicant has submitted a Comprehensive Plan Amendment request to change the future land use designation on the above legally described property from residential to general commercial. The applicant has also submitted a Layout Plat to subdivide approximately 10 acres located directly west of the subject property into two residential lots. (See companion items #03CA007 and 03PL028.)

The property is located in the northwest corner of the Cambell/Street Fairmont Boulevard intersection and is currently void of any structural development.

STAFF REVIEW:

The subject property is located in an area that currently allows a mixture of use(s). The properties to the east and south are zoned General Commercial District and Light Industrial District, respectively. The properties to the north and west are zoned Medium Density Residential District. As such, staff is recommending that this item be reviewed by the Future Land Use Committee to determine the best and highest use of the property.

On May 1, 2003, the applicant met with the Future Land Use Committee to discuss the Comprehensive Plan Amendment request and the associated rezoning request. The Future Land Use Committee voiced concern with the location of the subject property in close proximity to the intersection of Cambell Street and Fairmont Boulevard, a principal arterial street and a minor arterial street, respectively. In particular, the Future Land Use Committee noted that traffic issues may result if additional high volume general commercial use(s) are allowed at this intersection. The Committee expressed some concerns with the large amount of general commercial being provided at this location. However, the Committee felt that the designation of additional general commercial land use at this location could assist in upgrading the quality of development along Cambell Street in this vicinity. The Committee felt the property was well bermed by topographic features and existing development creating a natural node for commercial development at this intersection. For these reasons the Committee supported the requested amendment with the provision that the entire parcel be designated as General Commercial with a Planned Commercial

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Development. As such, staff is recommending that the Rezoning request be continued to the June 6, 2003 Planning Commission meeting to be heard in conjunction with a Planned Development Designation and a revised Comprehensive Plan Amendment.