

STAFF REPORT

April 24, 2003

No. 03CA007 - Amendment to the Comprehensive Plan Amendment to change the future land use designation on a 12.896 acres parcel of land from Residential to General Commercial **ITEM 17**

GENERAL INFORMATION:

PETITIONER	DLK Engineering for South Creek Village Limited Partnership
REQUEST	No. 03CA007 - Amendment to the Comprehensive Plan Amendment to change the future land use designation on a 12.896 acres parcel of land from Residential to General Commercial
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

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DATE OF APPLICATION 03/14/2003

REPORT BY Vicki L. Fisher

RECOMMENDATION:

Staff recommends that the Comprehensive Plan Amendment to change the future land use designation from residential to general commercial be continued to the **May 8, 2003** Planning Commission meeting to allow the Future Land Use Committee to review the request.

GENERAL COMMENTS:

This item was continued at the April 10, 2003 Planning Commission meeting to allow the Future Land Use Committee to review the request. Due to scheduling conflicts, the Future Land Use Committee has been unable to review the proposed Comprehensive Plan Amendment. As such, staff is recommending that this item be continued to the May 8, 2003 Planning Commission to allow the Future Land Use Committee additional time to review the request. This Staff Report has been revised as of April 12, 2003. All revised and/or added text is shown in bold print. 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. In addition, the applicant has submitted a request to rezone the above legally from Medium Density Residential District to General Commercial District. 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 #03RZ015 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.

Staff is recommending that the Comprehensive Plan Amendment be continued to the May 8, 2003 Planning Commission meeting to allow the Future Land Use Committee to review the request.