

STAFF REPORT
October 5, 2006

No. 06CA033 - Amendment to the Comprehensive Plan to revise the Major Street Plan to relocate two minor arterial streets **ITEM 45**

EXISTING ZONING	Medium Density Residential District - General Agriculture District
SURROUNDING ZONING	
North:	Office Commercial District (Planned Development Designation)
South:	Medium Density Residential District
East:	Medium Density Residential District
West:	General Agriculture District
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	9/8/2006
REVIEWED BY	Vicki L. Fisher / Emily Fisher

RECOMMENDATION:

Staff recommends that the Amendment to the Comprehensive Plan to revise the Major Street Plan to relocate two minor arterial streets be denied without prejudice.

GENERAL COMMENTS:

The applicant has submitted a Comprehensive Plan Amendment to the Major Street Plan to relocate two minor arterial streets. The applicant has also submitted a Layout Plat to subdivide a portion of the subject property into 22 townhome lots leaving two non-transferable unplatted balances. In addition, the applicant has submitted a Variance to the Subdivision Regulations to reduce the pavement width along Sunny Springs Drive from 27 feet to 24 feet. The applicant has also submitted an Initial and Final Planned Residential Development to allow 22 townhomes to be constructed on the subject property. In addition, the applicant has submitted a Comprehensive Plan Amendment to the North Rapid Neighborhood Area Land Use Plan to change the land use designation from Park Forest to Medium Density Residential with a Planned Residential Development. The applicant has also submitted a Rezoning request to change the zoning designation of the subject property from General Agriculture District to Medium Density Residential District. In addition, the applicant has submitted a Planned Development Designation for the subject property. (See companion items 06SV050, 06PD061, 06CA024, 06RZ028 and 06PD062.)

The property is located southwest of the intersection of Harmony Heights Lane and Sunny Springs Drive. Currently, a single family residence is located on the property.

STAFF REVIEW:

Staff has reviewed the Comprehensive Plan Amendment to the Major Street Plan and has noted the following considerations:

East-West Arterial Street: The Major Street Plan identifies a minor arterial street located along the south lot line of the associated Layout Plat. The applicant is proposing to relocate the minor arterial street approximately 80 to 100 feet south of its current location on an adjacent

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property. However, the adjacent property is under different ownership than the subject property. In addition, the adjacent property owner has indicated that they do not support the proposed relocation as identified. Staff has also noted that there are not any apparent topographic benefits to relocating the minor arterial street as proposed. As such, staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan to relocate the east-west arterial street be denied without prejudice.

North-South Minor Arterial Street: The Major Street Plan identifies a north-south minor arterial street extending from the southwest corner of the associated Layout Plat to S. Plaza Drive. The applicant is proposing to relocate the minor arterial street approximately 120 feet west of its current location to the west lot line of an adjacent property, also owned by the applicant. The applicant has also submitted a site plan showing a revised street intersection with S. Plaza Drive which requires the acquisition of a portion of an adjacent property under different ownership than the subject property. The adjacent property owner has indicated that they oppose the proposed location of the minor arterial street and the potential use of any portion of their property to improve the alignment of the street to S. Plaza Drive. There are no apparent topographic constraints precluding the construction of the street in its current location as shown on the Major Street Plan. As such, staff is recommending that the Comprehensive Plan Amendment to the Major Street Plan to relocate the east-west arterial street be denied.

Notification Requirement: As of this writing, the sign has not been posted on the property nor have the certified mailings been returned. Staff will notify the Planning Commission at the October 5, 2006, Planning Commission meeting if these requirements have not been met.