

Owner: The Albert Ross Sparks Family Trust  
Applicant: Bryan K. Sparks  
Location: 7825/7825 ½ Stagecoach Road  
Area: 0.81 Acre  
Request: Rezone from C-1 to C-4  
Purpose: Future Commercial development / use  
Existing Use: General office and commercial catering

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SURROUNDING LAND USE AND ZONING

North – Single family residences and undeveloped property; zoned R-2 and C-3

South – Undeveloped property and a plant nursery; zoned C-2, PCD and R-2

East – Single family residences and undeveloped property; zoned R-2

West – Restaurant/bar, single family residence and undeveloped property; zoned R-2

A. PUBLIC WORKS COMMENTS:

1. Stagecoach Road is classified on the Master Street Plan as a principal arterial. Dedication of right-of-way to 55 feet from centerline will be required.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and SWLR United for Progress and Stagecoach-Dodd Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division:

This request is located in the Otter Creek Planning District. The Land Use Plan shows Commercial (C) for this property. The Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The applicant has applied for a rezoning from C-1 (Neighborhood Commercial District) to C-4 (Open Display Commercial District) to allow the General Office and Commercial Catering and all uses, including conditional uses allowed by C-4 Open Display Commercial District.

Master Street Plan:

The East side of the property is Stagecoach Road and it is shown as a Principal Arterial on the Master Street Plan. A Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Stagecoach Road. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

A Class II Bike Lanes are shown along Stagecoach Road. These Bike Lanes provide a portion of the pavement for the sole use of bicycles.

E. STAFF ANALYSIS:

The Albert Ross Sparks Family Trust, owner of the 0.81 acre property located at 7825/7825 ½ Stagecoach Road, is requesting to rezone the property from “C-1” Neighborhood Commercial District to “C-4” Open Display District. The property is located at the southeastern corner of Stagecoach Road and Sibley Hole Road. The rezoning is proposed to allow for future C-4 Commercial use of the property.

The property is comprised of two (2) one-story brick, and frame residential structures which were converted to commercial use. A gravel driveway from Stagecoach Road serves as access. A gravel parking lot is located on the west and south sides of the existing buildings. The property currently contains general office and commercial catering uses.

The general area contains a mixture of uses and zoning. Single family residences and undeveloped property (zoned R-2 and C-3) are located to the north. Undeveloped C-2 zoned property and a plant nursery (PCD) are located to the

south. Single family residences and undeveloped property is located to the east. A restaurant/bar (R-2), single family residence and undeveloped property are located to the west across Stagecoach Road, along the east side of I-430.

The City's Future Land Use Plan designates this property as Commercial (C). The proposed C-4 zoning does not require an amendment to the plan.

Staff is supportive of the requested rezoning to C-4. Staff views the request as reasonable. The property is located at the major intersection of Stagecoach Road and I-430. The current C-1 zoning is a neighborhood commercial zoning, which typically would be found along the outer edge of a more dense residential development(s). Staff feels that based on the location of this property at a principal arterial/interstate intersection makes it more conducive to the requested C-4 zoning, a heavier commercial zoning. The requested C-4 zoning is in compliance with the Future Land Use Plan and represents a continuation of the commercial zoning pattern for this area. Staff believes that the proposed C-4 zoning of this property will have no adverse impact on the adjacent properties or the general area. Any redevelopment or reuse of this site for commercial use will require full compliance with applicable development codes.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-4 rezoning.

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PLANNING COMMISSION ACTION:

(APRIL 21, 2016)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval. There was no further discussion. The item was placed on the consent agenda and approved. The vote was 11 ayes, 0 noes and 0 absent.