

FILE NO.: LU2023-18-01

NAME: Land Use Plan Amendment – Amend map from RL to NC.

LOCATION: 17900 Lawson Road: North side of Lawson Road, west of Morehart Lane and before Rawlings Cove.

OWNER/AUTHORIZED AGENT:

Mark Redder, Project Manager
Holloway Engineering, Surveying & Civil Design

AREA: 2 acres +/-

WARD: ETJ

PLANNING DISTRICT: 18

CENSUS TRACT: 42.225

CURRENT ZONING: R-2 (Single Family Residential)

A. PROPOSAL/REQUEST:

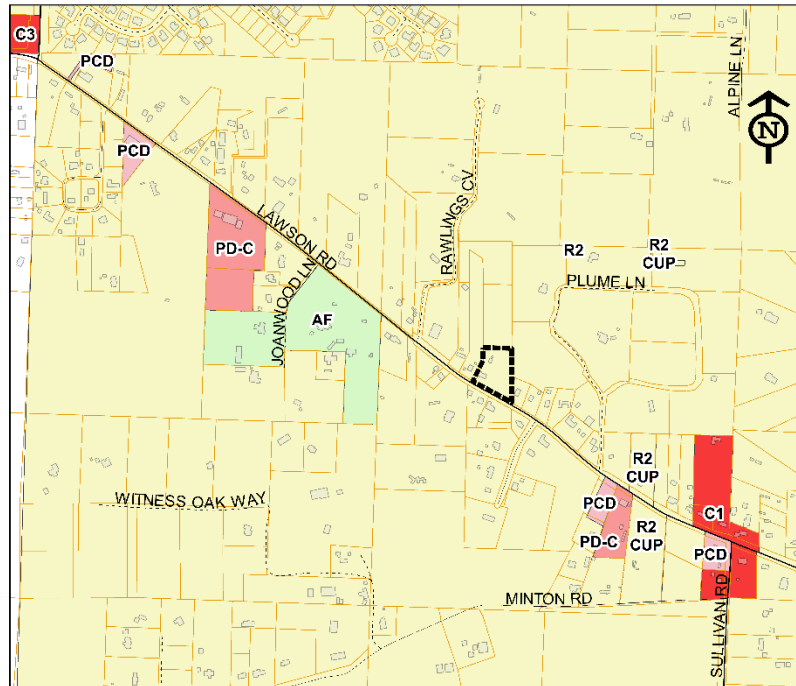
Applicant requests a Land Use Plan amendment from Residential Low Density (RL) to Neighborhood Commercial (NC). The site is approximately 2 acres +/- . The application is located along the north side of Lawson Road, between Rawling Cove and Morehart Lane (17900 Lawson Road), in the Ellis Mountain Planning District.

The Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

The proposed Neighborhood Commercial (NC) category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area.

This land use amendment application accompanies a zoning map amendment request. It is the applicant's intent to rezone the site to Neighborhood Commercial District, C-1 zoning (File No. Z-9879).

B. EXISTING CONDITIONS/ZONING:



The subject site is a 2 acres +/- residential developed tract with an existing single-family residence on the property. The current zoning is Single Family District (R2). This area is in the ETJ and is mostly zoned Single Family (R2), including all parcels surrounding the applicant.

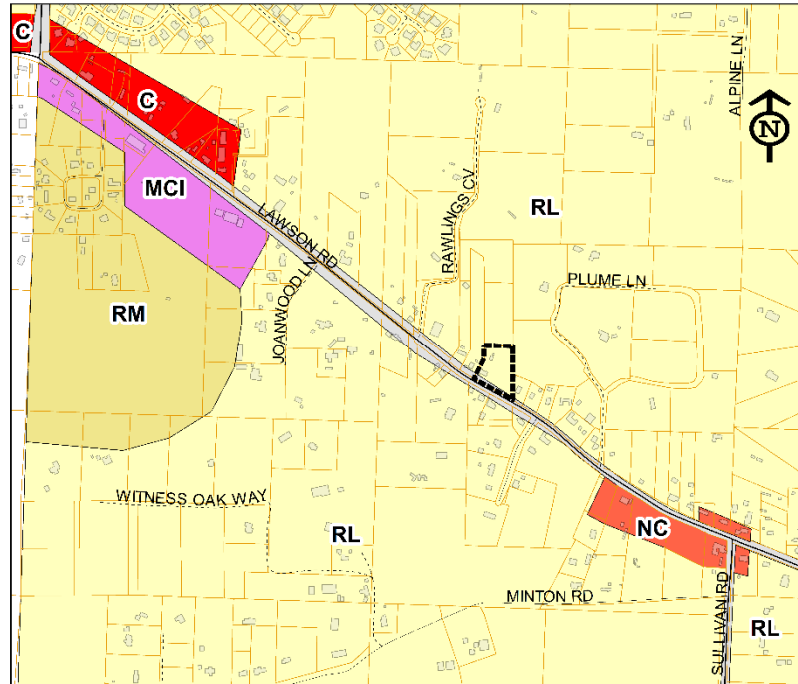
To the northwest of the property, on the south side of Lawson Road past Rawlings Cove is an area of Agriculture and Forestry (AF) consisting of two parcels as well as a Planned Development – Commercial (PD-C) further to the northwest. To the southeast of the property along the south side of Lawson Road past Plume Lane is a parcel zoned Planned Commercial District (PCD) followed by a Planned Development – Commercial parcel (PD-C). Further to the southeast is another parcel zoned Planned Commercial District as well as several parcels zoned Neighborhood Commercial (C-1).

C. NEIGHBORHOOD NOTIFICATIONS:

No Neighborhood Associations in the area.

G. TRANSPORTATION/PLANNING:

Land Use Plan:



The City's Land Use Plan Map shows Residential Low Density (RL) for the requested site. All surrounding parcels are also Residential Low Density (RL). To the southeast along Lawson Road past Plume Lane there is an area of Neighborhood Commercial (NC) land use.

Master Street Plan:

Lawson Road is shown on the Master Street Plan Map as a minor arterial street. Minor Arterials are high volume roads designed to provide connections to and through an urban area. Standard Right-of-way (ROW) is 90 feet. Sidewalks are required on both sides. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site. This segment of Lawson Road is currently a Rural Minor Arterial Road with two 11' travel lanes and open drainage.

Bicycle Plan:

Lawson Road is on the Master Bike Plan Map as a proposed BIKEWAY II-LANE. A Bike Lane provides a portion of the pavement for the sole use of bicycles.

Historic Preservation Plan:

There are no historic districts in the area.

H. ANALYSIS:

The application area is located on the north side of Lawson Road in a partially developed portion of the extra territorial jurisdiction (ETJ). The Future Land Use Plan Map shows Residential Low Density (RL) for the site. It is currently zoned R-2, Single-Family District.

The application area covers approximately 2 acres +/- . The property is located on the southern boundary of the Ellis Mountain Planning District. The property has about 330' of frontage along Lawson Road. The property is not in a floodway. There have been no Land Use Amendments in the area for the past 10 years.

Residential Low Density (RL) development is in the extreme peripheral portions of the plan area and along certain ridge tops in the areas containing a substantial number of steep slopes. These RL areas are likely to develop at overall densities of less than one unit per acre, while normal single-family density will occur in a range of 1-5 units.

In the southern edge of the Ellis Mountain Planning District, commercial designations on the plan have been located to discourage strip commercial development to the maximum extent possible and to encourage commercial concentrations at major intersections of arterial streets. Areas of commercial land use are designated throughout the district to serve a variety of functions ranging from neighborhood convenience shopping areas to community centers and general commercial districts.

While on the southern edge of the Ellis Mountain Planning District, it is adjacent to the northern edge of the Crystal Valley Planning District. This area may more closely resemble the Land Use Plan of the Crystal Valley Planning District. In this planning district, a node of Neighborhood commercial is found on the north end of Sullivan Road, at Lawson Road very near the applicant.

The application is for Neighborhood Commercial (NC) fronting Lawson Road, a minor arterial. Although the area is primarily Residential Low Density (RL), there are several Neighborhood Commercial areas along Lawson Road both to the southwest at the intersection of Sullivan Road and Lawson Road. There is also some Commercial (C) Land Use to the northeast at the intersection of Lawson Road and Marsh Road. Neighborhood Commercial Land Use in this area is consistent with designating commercial throughout the district to serve a variety of functions.

I. STAFF RECOMMENDATION:

Staff recommends approval of the applicant's request to amend the Land Use designation from Residential Low Density (RL) to Neighborhood Commercial (NC).

PLANNING COMMISSION ACTION:

(DECEMBER 14, 2023)

The applicant was present, representing the application. Staff presented the item and a recommendation for approval. There were no objectors present. After general discussion, there was a motion to approve the application. The motion was seconded. The vote was 11 ayes, 0 nays and 0 absent. The motion passed unanimously.