

Owner: Deltic Timber Corporation
Applicant: Tim Daters, White-Daters and Associates
Location: West of 17901 Chenal Parkway
Area: 2.75 Acres
Request: Rezone from R-2 and OS to C-3
Purpose: Future commercial development
Existing Use: Undeveloped

SURROUNDING LAND USE AND ZONING

North – Undeveloped property, golf course and single family residences; zoned R-2

South – Undeveloped property and mixed commercial uses; zoned C-3 and C-2

East – Bank and multifamily use; zoned C-3 and PD-R

West – Undeveloped property and single family residences; zoned R-2, MF-18 and C-3

A. PUBLIC WORKS COMMENTS:

No Comments.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a CATA bus route.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site were notified of the public hearing. There were no established neighborhood associations in the immediate area to notify.

D. LAND USE ELEMENT:

This request is located in the Chenal Planning District. The Land Use Plan shows Commercial (C) and Residential Low Density (RL) 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 Residential Low Density (RL) category provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. The applicant has applied for a rezoning from R-2 (Single-Family Residential) to C-3 (General Commercial District) to allow for the construction future commercial development of this land with land to the south currently zoned C-3, General Commercial.

Master Street Plan:

There are no public streets currently or proposed adjacent to or through this property.

BICYCLE PLAN:

There are no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

Deltic Timber Corporation, owner of the 2.75 acre property located west of 17901 Chenal Parkway, is requesting to rezone the property from "R-2" Single Family District and "OS" Open Space District to "C-3" General Commercial District. The property is located near the northwest corner of Chenal Parkway and Rahling Road. The rezoning is proposed in order to incorporate the property into the existing adjacent C-3 zoned property for future development.

The property is currently undeveloped and mostly tree-covered. The existing C-3 zoned property to the south is also undeveloped. Undeveloped property, a golf course and single family residences are located to the north. A large commercial development is located across Rahling Road to the south. A bank and multifamily development are located to the east along Chenal Parkway. Undeveloped property and single family residences are located to the east.

The City's Future Land Use Plan designates this property as Commercial and Residential Low Density. Given the facts that the land use plan is general in nature and that the Commercial/Residential Low Density designations split the property, the requested C-3 zoning will not require an amendment to the plan.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The property is comprised of 2.75 acres and will be incorporated into the existing C-3 zoned property to the south/southeast for future development. Therefore, the request includes the expansion of an existing C-3 zoned property and not the introduction of a new C-3 zoned tract. The requested C-3 zoning is consistent with the existent zoning pattern for this general area at the intersection of Chenal Parkway and Rahling Road. Staff believes rezoning this property to C-3 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

PLANNING COMMISSION ACTION:

(AUGUST 13, 2015)

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 9 ayes, 0 noes and 2 absent.