

Owner: LRQ, LLC
Applicant: Troy Robertson
Location: North of the 15500 Block of Lawson Road
Area: 0.39 Acre
Request: Rezone from R-2 to M
Purpose: To incorporate into adjacent quarry property to the west.
Existing Use: Undeveloped

SURROUNDING LAND USE AND ZONING

North – Undeveloped property; zoned R-2

South – Mining operations; zoned M

East – Undeveloped property; zoned R-2

West – Mining operations; zoned M

A. PUBLIC WORKS COMMENTS:

No Comments.

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 the SWLR United for Progress and Citizens of West Pulaski County Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division:

This request is located in the Ellis Mountain Planning District. The request is along the line between Residential Low Density and Mining. Residential Low 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 remain less than 6 units per acre. The Mining category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land. The applicant has applied for a rezoning from R-2 (Single Family District) to M (Mining) to allow the Mining uses. Since the Land Use Plan is general in nature and the rezoning is small in nature as well as on the boundary between these uses there is no need for a Land Use Amendment.

Master Street Plan:

No street is close to the application.

BICYCLE PLAN:

There are no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

LRQ, LLC, owner of the 0.39 acre property located north of the 15500 Block of Lawson Road, is requesting to rezone the property from "R-2" Single Family District to "M" Mining District. The rezoning is proposed in order to incorporate the subject property into the existing mining operation to the west and south.

The property is currently undeveloped and wooded. An existing mining operation is located immediately west and south of the property. The property (18.85 acres) to the west and south was rezoned to "M" Mining on September 3, 2013. There is a larger area of "M" Mining zoning immediately west of the 18.85 acres. Undeveloped R-2 zoned property is located to the north and east.

The City's Future Land Use Plan designates this property as Residential Low Density. Since the Future Land Use Plan is general in nature and the subject property is adjacent to "M" Mining designation to the west and south, no land use plan amendment will be required.

Staff is supportive of the requested "M" rezoning. Staff views the request as reasonable. A very minimal area of property, 0.39 acre, is proposed to be rezoned and incorporated into existing "M" zoning to the west and south. LRQ, LLC also owns the adjacent property to the west and south. Staff views the proposed rezoning as nothing more than a "clean-up" type issue. Staff believes the rezoning of this 0.39 acre property to "M" to allow for a minor expansion of the existing mining operation will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested "M" rezoning.

PLANNING COMMISSION ACTION:

(AUGUST 25, 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 9 ayes, 0 noes and 2 absent.