

Owner: Joe D. Whisenhunt Revocable Trust
Applicant: Development Consultants, Inc.
Location: West side of Kirk Road, approximately 800 feet south of Rahling Road
Area: 11.42 Acres
Request: Rezone from MF-18 to O-2
Purpose: Future office development
Existing Use: Undeveloped

SURROUNDING LAND USE AND ZONING

North – Undeveloped property and multifamily development; zoned C-1 and MF-18

South – Office use and church; zoned O-3 and MF-18/R-2/C-1

East – Undeveloped property, church and single family residences; zoned POD, MF-18 and R-2

West – Multifamily development, undeveloped property and office development; zoned MF-18 and O-2

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 and the Villages of Wellington Neighborhood Association were notified of the public hearing.

D. LAND USE ELEMENT:

This request is located in the Chenal Planning District. The Land Use Plan shows Residential High Density (RH) for this property. The Residential High Density category accommodates residential development of more than twelve (12) dwelling units per acre. The applicant has applied for a rezoning from MF-18 (Multifamily 18 units per acre Residential) to O-2 (Office and Institutional District) to allow for the development of an office development on this site. There is a separate item on this agenda to amend the Land Use Plan for this site to Office.

Master Street Plan:

Kirk Road is shown as Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Kirk Road since it is Minor Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

There are no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

Joe D. Whisenhunt Revocable Trust, owner of the 11.42 acre property located along the west side of Kirk Road, approximately 800 feet south of Rahling Road, is requesting to rezone the property from "MF-18" Multifamily District to "O-2" Office and Institutional District. The rezoning is proposed to allow future office development.

The property is currently undeveloped and grass covered. Undeveloped C-1 zoned property and multifamily development are located to the north along Rahling Road. An O-3 zoned office development is located to the south. Fellowship Bible Church is located to the south and east. Undeveloped POD zoning is also located to the east, with the Villages of Wellington residential development further east. A multifamily development, vacant O-2 zoned property and an office development are located to the west.

The City's Future Land Use Plan designation this property as Residential High Density. A proposed Land Use Plan amendment to office is a separate item on this agenda.

Staff is supportive of the requested O-2 zoning. Staff views the request as reasonable. The proposed O-2 zoning will represent a continuation of the existing zoning pattern in this area. Adjacent properties to the east and south are

zoned O-2 and O-3. The undeveloped POD zoned property across Kirk Road to the east was approved for a multi-building office development. Fellowship Bible Church, a large public institutional use, is also located across Kirk Road to the east and south. Staff believes the proposed O-2 zoning will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested O-2 rezoning.

PLANNING COMMISSION ACTION:

(JUNE 12, 2014)

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 by a vote of 10 ayes, 0 noes and 1 absent.