

FILE NO.: Z-9372

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Owner: Potlatch Deltic Real Estate, LLC  
Applicant: Joe White, White-Daters and Associates  
Location: North side of Rahling Road, east of Kirk Road  
Area: 5.9 Acres  
Request: Rezone from R-2 to O-3  
Purpose: Future office development  
Existing Use: Undeveloped

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#### SURROUNDING LAND USE AND ZONING

North – Residential uses; zoned PD-R

South – Commercial strip center and apartment complex (across Rahling Road);  
zoned O-3 and MF-18

East – Undeveloped property; zoned R-2 and OS

West – Church and undeveloped property; zoned R-2, O-2 and C-1

A. PUBLIC WORKS COMMENTS:

1. The existing right-of-way width complies with the MSP standards.

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

D. LAND USE ELEMENT:

Planning Division: This request is located in Chenal Planning District. The Land Use Plan shows Residential Low Density Use (RL) for this property. 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 applicant has applied for a Rezoning from R-2 (Single Family District) to O-3 (General Office District) to allow an office as an allowable use. A Land Use Plan Amendment in the Chenal Planning District from Residential Low Density (RL) to Office (O) northeast of Rahling Road and Kirk Road intersection between Chenal Village Circle and Rahling Road accompanies this application.

Master Street Plan: South of the property is Rahling Road is a 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 Rahling Road since it is a 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: A Class I Bike Path is shown along Rahling Road. A Bike Path is to be a paved path physically separate for the use of bicycles. Additional right-of-way or an easement is recommended. Nine-foot paths are recommended to allow for pedestrian use as well (replacing the sidewalk).

E. STAFF ANALYSIS:

Potlatch Deltic Real Estate, LLC, owner of the 5.9 acre property located on the north side of Rahling Road, east of Kirk Road, is requesting to rezone the property from "R-2" Single Family District to "O-3" General Office District. The rezoning is proposed to allow future office development of the property.

The 5.9 acre property is currently undeveloped and mostly tree covered. The southwest portion of the property appears to have been cleared at some time in the past. The property has varying degrees of slope. The church development immediately to the west is at a higher elevation than most of the subject property.

The subject property is located in an area of mixed uses and zoning. A residential development, zoned PD-R, is located to the north. Commercial/office strip center buildings and a multifamily development, zoned O-3, C-1 and MF-18, are located across Rahling Road to the south. Undeveloped R-2 and OS zoned property is located to the east. A church and undeveloped O-2 and C-1 zoned property is located to the west.

The City's Future Land Use Plan designates this property as Residential Low Density (RL). A land use plan amendment from Residential Low Density (RL) to Office (O) is a separate application on this agenda.

Staff is supportive of the requested O-3 rezoning. Staff views the request as reasonable. The property is located in an area of mixed zoning and uses along Rahling Road, a minor arterial roadway. Existing O-2, O-3 and C-1 zoned properties are located along the north and south sides of Rahling Road in this immediate area. Therefore, the proposed O-3 zoning will represent a continuation of the zoning pattern along this section of Rahling Road. Staff believes rezoning this property to O-3 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested O-3 rezoning.

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PLANNING COMMISSION ACTION:

(NOVEMBER 15, 2018)

The applicants were present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 6 ayes, 0 noes and 5 absent.