

Owner: Ray and Clay Loetscher  
Applicant: Ida Pettus  
Location: 8420 Scott Hamilton Drive  
Area: 1.555 Acres  
Request: Rezone from R-2 to I-2  
Purpose: Day Care Center  
Existing Use: Undeveloped

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SURROUNDING LAND USE AND ZONING

North – Undeveloped property, office warehouse development and school use;  
zoned R-2 and I-2

South – Mobile home park; zoned R-2

East – Mixed commercial and residential uses (across Scott Hamilton Drive);  
zoned R-2 and C-3

West – Single family residences; zoned R-2

A. PUBLIC WORKS COMMENTS:

No Comments.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is located on a Rock Region Metro Route #23 (Baseline/Southwest Route).

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Upper Baseline/Windamere and SWLR United for Progress Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in Geyer Springs East Planning District. The Land Use Plan shows Light Industrial (LI) for this property. The Light Industrial category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed “park like” setting. The applicant has applied for a rezoning from R-2 (Single Family District) to I-2 (Light Industrial district) to allow for future development of the site.

Master Street Plan: The East side of the property is Scott Hamilton Drive and it is shown as 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 Scott Hamilton Drive 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 II Bike Lane is shown along Scott Hamilton Drive. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

E. STAFF ANALYSIS:

Ray and Clay Loetscher, owners of the 1.555 acre property located at 8420 Scott Hamilton Drive, are requesting to rezone the property from “R-2” Single Family District to “I-2” Light Industrial District. The property is located on the west side of Scott Hamilton Drive, between Baseline Road and Interstate 30. The rezoning is requested in order to develop the property for a day care center.

The property is currently undeveloped and partially wooded. The west half of the property contains nature trees. The east portion of the property, along Scott Hamilton Drive, is grass covered.

The property is located in an area of mixed zoning and uses. Undeveloped property, zoned R-2 and I-2, is located immediately to the north, with an office warehouse development and a school located further north. A large apartment complex is located to the northeast. A mobile home park and R-2 zoned property are located to the south. Commercial and single family uses are located across Scott Hamilton Drive to the east. Single family residences, along Community Road, are located to the west.

The City’s Future Land Use Plan designates this property as Light Industrial (LI). The requested I-2 zoning does not require a change to the Land Use Plan.

Staff is supportive of the requested I-2 rezoning. Staff views the request as reasonable. The proposed rezoning represents a continuation of the I-2 zoning to the north, along the west side of Scott Hamilton Drive. The City’s Future Land

Use Plan designates this property and the property to the north as Light Industrial (LI). The properties across Scott Hamilton Drive to the east are designated as Commercial (C) and Office (O). The Land Use Plan shows the properties to the south and west as Medium Density Residential (RM). The applicant proposes to develop the site for a day care center. The new development will be required to provide buffers and screening along the west and south property lines where adjacent to residential zoning and uses. Many of the existing trees along these property boundaries will be required to be preserved. Staff believes the requested I-2 zoning will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested I-2 rezoning.

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PLANNING COMMISSION ACTION:

(JANUARY 25, 2018)

The applicant was present. There were no objectors present. Staff presented the application with a recommendation of approval.

The application was placed on the Consent Agenda for approval as recommended by staff. The vote was 10 ayes, 0 nays and 1 absent. The application was approved.