

FILE NO.: LU17-01

Name: Southwestern Area Land Use Plan Amendment

Location: South of Chenal Parkway/Kanis Road and west of Interstate-430

Request: Various

Source: Staff

PROPOSAL / REQUEST:

As part of the City's efforts to keep the Future Land Use Plan current, Staff reviewed the Plan in the area south of Chenal Parkway/Kanis Road and west of Interstate-430. The package has eight areas with changes:

Area 1 is generally south of Kanis Road between Rock Creek and Edswood Road. The change is from Residential High Density to Suburban Office District. The Suburban Office category provides for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required.

Area 2 is generally north of Colonel Glenn Road, between Faulkner Road and Jabo Lake Road. The change is from Agricultural to Residential Low Density. Residential Low Density 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.

Area 3 is generally south of Colonel Glenn Road, between Marsh Road and Hickory Lake Drive. The change is from Residential Low Density to Mixed Office Commercial District. Mixed Office Commercial provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial.

Area 4 is the southeast corner of Rocky Lane and Colonel Glenn Road. The change is from Residential Low Density to Mixed Use. Mixed Use category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three.

Area 5 is generally north of Lawson Road and east of Marsh Road. The change is from Residential Medium Density to Residential Low Density. Residential Low Density 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.

Area 6 is generally north of Whipoorwill Lane and west of Crystal Lane. The change is from Public Institutional to Residential Low Density. Residential Low Density 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.

Area 7 is generally south of Lawson Road along McHenry Creek. The change is from Light Industrial to Park/Open Space. Park/Open Space includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land.

Area 8 is generally south of Woodlands Trail at Fox Den Trail. The change is from Residential Low Density to Park/Open Space. Park/Open Space includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land.

ANALYSIS:

The Planning and Development staff began reviewing this area in December 2016. The existing development pattern, as well as existing zoning and recent re-classification actions were reviewed. Letters were sent to all neighborhood associations in the area asking for suggested changes in the area. In January after receiving only some general guidelines on what should be reviewed and allowed, Staff began field reviews.

After field visits and discussions, Staff developed a package of changes and identified affected property owners. All the affected property owners were contacted about the possibility of changing the Land Use Plan designation of their property in March 2017. Staff received a one informational phone call to the letter notifying them of the proposed changes. The final package of changes was developed and property owners together with neighborhood associations were contacted in mid-May about this public hearing to consider the changes.

Staff believes this package of changes is a 'clean-up' to more accurately reflect the current and likely future development pattern in the area of the changes. The resulting 'package' of changes should create a more accurate Future Land Use Plan all can use, whether public or private.

Area 1 is generally south of Kanis Road between Rock Creek and Edswood Road. The change is from Residential High Density to Suburban Office District. To the east is C-3 (General Commercial District) zoning and the land is mostly wooded either side of Edswood Road. To the north is O-2 (Office and Institutional District) and C-3 (General Commercial District) zoned land partially development with two houses. To the south is R-2 (Single Family District) zoned land with large lot single-family homes. To the east is

Rock Creek and R-2 (Single Family District) zoned land with a home. The area proposed for the Land Use Plan change is zoned R-2 (Single Family District) and is mostly developed with homes. The land north of Kanis Road is developing with a more urban density, primarily non-residential. The land south of Kanis Road is developing as larger lot single-family homes. The change to Suburban Office is a more 'friendly' use type to larger lot homes, is density of structures and use.

Area 2 is generally north of Colonel Glenn Road, between Faulkner Road and Jabo Lake Road. The change is from Agricultural to Residential Low Density. To the north is AF (Agriculture and Forestry District) and R-2 (Single-Family District) zoning with large tracts of timber and agricultural land. To the west is not zoned and beyond the extra-territorial jurisdiction of the City. To the south is R-2 (Single-Family District) zoning with large tract residential and one C-3 (General Commercial District) Tract with a retail business. To the east is R-2 (Single-Family District) zoning with large tracts and homes. The change area is zoned R-2 (Single-Family District) and PRD (Planned Residential District) with larger tracts with homes on them and one business. The area is rural residential in nature – large tracts with homes along a major road way.

Area 3 is generally south of Colonel Glenn Road, between Marsh Road and Hickory Lake Drive. The change is from Residential Low Density to Mixed Office Commercial District. To the north is R-2 (Single Family District) zoned land with mobile homes and stick-built homes. To the east is C-3 (General Commercial District) zoned land with commercial businesses to Marsh Road. To the West is R-2 (Single Family District) Land with large tract homes. To the south is R-2 (Single Family District) and PDO (Planned Office District) zoned land that is larger tracts with homes. The change area is zoned C-3 (General Commercial District) with a home and business. Based on the current and surrounding zoning and use patterns the likely near to mid-term use pattern is a non-residential (business) use.

Area 4 is the southeast corner of Rocky Lane and Colonel Glenn Road. The change is from Residential Low Density to Mixed Use. To the west and north is PCD (Planned Commercial District) zoned land with businesses. To the south and east is R-2 (Single Family District) zoned land with large tracts and homes on most of the tracts. The property shown for the change is zoned R-2 (Single Family District) and has a home on it. But it is the only corner on the intersection that is not a business with a PCD zoning. The change to Mixed Use does not require a change in use from residential but would allow some non-residential use with the Planned Zoning District process to assure no impacts on the properties to the south and east.

Area 5 is generally north of Lawson Road and east of Marsh Road. The change is from Residential Medium Density to Residential Low Density. The land in all directions is primarily zoned R-2 (Single Family District) with large tracts. The area is generally wooded with single-family homes on many of the tracts. Immediately to the north is a continuation of the single-family subdivision that this amendment area includes. The subdivision is only partially developed with single-family homes. Along Colonel Glenn Road to the south is a scattering of C-3 (General commercial District), PCD (Planned Commercial District) and R-2 (Single Family District) with both businesses and homes.

Change area is the southern portion of a partially developed single-family subdivision. This makes Residential Low Density more appropriate.

Area 6 is generally north of Whipoorwill Lane and west of Crystal Lane. The change is from Public Institutional to Residential Low Density. The land in all directions is primarily zoned R-2 (Single Family District) with large tracts. The area is generally wooded with single-family homes on many of the tracts. To the southeast along Crystal Valley Road there are a few PCD (Planned Commercial District) zoned tracts with businesses. The change area is an accessory structure for the adjacent home making Residential Low Density the most appropriate designation.

Area 7 is generally south of Lawson Road along McHenry Creek. The change is from Light Industrial to Park/Open Space. To the north is I-3 (Heavy Industrial District) and M (Mining District) with a mining operation, concrete plant, welding company and mini-warehouses. To the south and west is I-2 (Light Industrial District) zoned land with some mining operations. To the east is R-2 (Single Family District) zoned land that is wooded. Change area is the floodplain of McHenry Creek which is shown as Park/Open Space both upstream and downstream from this location.

Area 8 is generally south of Woodlands Trail at Fox Den Trail. The change is from Residential Low Density to Park/Open Space. To the east, west and north is R-2 (Single Family District) zoning with homes (Woodlands Edge subdivision). To the south is PRD (Planned Residential District) zoning with some large tract homes. The proposed change area is the Property Owners (POA) Park for the Woodlands Edge subdivision.

In response to the second notice mailed May 19, 2017, Staff received no contacts as a result of this mailing.

NEIGHBORHOOD COMMENTS:

Notices were sent to the following neighborhood associations: John Barrow NA, Bentley Court POA, Birchwood NA, Brodie Creek POA, Capital Lakes Estates, Chateaus on Stagecoach, Kanis Creek HOA, Otter Creek HOA, Otter Creek Merchants Association, Parkway Place POA, Plantation Acre POA, Plantation House HOA, Sandpiper NA, Spring Valley Manor POA, Wedgewood Creek HOA, Woodlands Edge Community Association, and Coalition of LR Neighborhoods, Neighborhood Connections, SWLR United for Progress. Letters were sent to over 30 property owners in the area. Staff received several informational calls from area residents as a result of the initial mailing on March 24. The second mailing on May 19 was sent to same property owners and neighborhood associations to notify them of the public hearing.

STAFF RECOMMENDATIONS:

This package of amendments is designed to make the Future Land Use Plan more reflective of current and likely mid-term future uses for this area. Staff recommends the approval of the package of changes.

PLANNING COMMISSION ACTION:

(JUNE 22, 2017)

Walter Malone, Planning Staff reviewed each of the eight changes proposed in the package. Mr. Malone noted that staff had one contact and that was informational. By a vote of 11 for, 0 against the item was approved as part of the consent agenda.