

Owner: Vogel-Hughes-Jones Partnership
Applicant: Tim Daters
Location: North side of Kanis Road, approximately 800 feet west of S. Shackelford Road
Area: 5.65 Acres
Request: Rezone from C-2 to C-3
Purpose: Future commercial development
Existing Use: Undeveloped

SURROUNDING LAND USE AND ZONING

North – Office uses; zoned C-3

South – Church and two (2) single family residential structures (across Kanis Road); zoned R-2

East – Hotel; zoned PCD

West – Undeveloped property; zoned PCD

A. PUBLIC WORKS COMMENTS:

1. Due to the proposed use of the property, the Master Street Plan specifies that Mason Road for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline.
2. A 20 feet radial dedication of right-of-way is required at the intersection of Kanis Road and Mason Road.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a Rock Region Metro bus route. Route #3 (Baptist Medical Center Route) runs along Kanis Road to the east.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the John Barrow Neighborhood Association were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division: This request is located in I-430 Planning District. The Land Use Plan shows Commercial (C) for this property. The Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The applicant has applied for a rezoning from C-2, Shopping Center District to C-3, General Commercial District to allow for future commercial development of the site.

Master Street Plan: To the south of the property is Kanis Road and it is a Minor Arterial Road 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 Kanis 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: There are no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

Vogel-Hughes-Jones Partnership, owner of the 5.65 acre property located on the north side of Kanis Road, approximately 800 feet west of S. Shackelford Road, is requesting to rezone the property from "C-2" Shopping Center District to "C-3" General Commercial District. The applicant is requesting C-3 zoning for future commercial development.

The property is currently undeveloped and mostly wooded. The property is located in an area of mixed uses and zoning. An office park development (zoned O-3) is located to the north. A church, two (2) single family residential structures and mixed commercial/office uses are located across Kanis Road to the south. Two (2) hotels are located to the east. Undeveloped PCD and R-2 zoned properties are located to the west, with mixed office and commercial uses further west.

The City's Future Land Use Plan designates this property as "C" (Commercial). The requested C-3 zoning does not require a change to the plan.

Staff is supportive of the requested C-3 rezoning. Staff views the request as reasonable. The property is located in an area of mixed commercial and office zoning and uses. The properties to the east along the north side of Kanis Road contain hotel uses which are zoned PCD and C-3. Additional C-3, C-2 and PCD zonings are located in this general area. The proposed C-3 zoning represents a continuation of the existing zoning pattern in this general area. Staff believes the rezoning of this property to C-3 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested C-3 rezoning.

PLANNING COMMISSION ACTION:

(AUGUST 1, 2019)

The applicant was 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, including all staff comments and conditions. The vote was 8 ayes, 0 noes, 2 absent and 1 open position.