

ZONING CHANGE

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

SITE ZONING: PD-45 for the (O-2) Office District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(SF-8.4/16) Single Family District	Single-Family Residential Detached
SOUTH	PD-45 for the (LR-2) Local Retail District	Retail and Restaurant
EAST	PD-45 for the (LR-2) Local Retail District	Retail and Restaurant
WEST	PD-45 for the (O-2) Office District	Office

REQUEST: Amend PD-45, for Lots 2-4, Block C Furneaux Creek Center, Phase 2 – 1008 and 1012 MacArthur Drive, to rezone from (O-2) Office to (LR-2) Local Retail District, to modify development standards and revise concept plans

PROPOSED USE: Retail, restaurant and personal services

ACRES/LOTS: Approximately 2.6-acres/3 lots

LOCATION: North Side Of MacArthur Drive Approximately 205 Feet West Of Old Denton Road

HISTORY: On March 9, 1982, PD-45 for the (O-2) Office District was established on the properties.
On July 2, 2020, a replat was approved by Planning and Zoning Commission.

COMPREHENSIVE PLAN: Medium-Intensity Commercial

TRANSPORTATION PLAN: MacArthur Drive is designated as a (C4T) Four-Lane Divided TOD Collector.

OWNER: SREM-Josey LLC.

REPRESENTED BY: Kevin Patel / Triangle Engineering

STAFF ANALYSIS

PROPOSAL

This is a request to amend PD-45 to change the base zoning from (O-1) Office District to (LR-2) Local Retail District.

ZONING

The property is zoned PD-45 for the (O-1) Office District.

Amusement arcades are not allowed by right nor by Special Use Permit in the (O-1) Office District.

ELEMENTS TO CONSIDER

1. The rezoning request includes two parcels – 1008 and 1012 MacArthur Drive. The properties are already developed, containing primarily restaurants.
2. There is currently sufficient parking for each of the properties.
3. The applicant is interested in rezoning the property to (LR-2) Local Retail allowing additional uses such as retail.
4. A separate application has been submitted for a Special Use Permit to allow an amusement arcade. However, amusement arcades are not allowed at all with the current (O-2) Office District designation. The SUP will be processed once the property is rezoned to (LR-2) Local Retail District.
5. Landscaping is in conformance with zoning.
6. No public comments were received.

CONCLUSION:

Staff believes the proposal is appropriate, as surrounding tracts to the south are already zoned for (LR-2) Local Retail District. The proposed rezoning should not adversely affect existing or future surrounding uses.