

COMPREHENSIVE PLAN AMENDMENT – FUTURE LAND USE MAP

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

LAND USE CLASSIFICATIONS: Medium Intensity Office and Industrial

	<u>SURROUNDING LAND USE CLASSIFICATIONS</u>	<u>SURROUNDING LAND USES</u>
NORTH	Industrial	Utility Easement With Above Ground KV Lines
SOUTH	Industrial	Golf Driving Range
EAST	Industrial	Technology Center
WEST	Single-Family Detached	Single-Family Residential Subdivision

REQUEST: Amendment to the Comprehensive Plan's Future Land Use Map to change the land use classifications from Medium Intensity Office and Industrial to Single-Family Attached Residential

A companion case to change the zoning for the subject tract is also on this agenda (Case No. 07-17Z1 Marsh Lane Townhomes Zoning).

PROPOSED USE: Single-Family Residential Townhome Subdivision

ACRES/LOTS: Approximately 8.6 acres/1 lot

LOCATION: East side of Marsh Lane approximately 400 feet north of Running Duke Drive

HISTORY: The property is undeveloped.

COMPREHENSIVE PLAN: Medium Intensity Office and Industrial

TRANSPORTATION PLAN: Marsh Lane is designated as an (A6D) Six-Lane Divided Arterial and Tarpley Road is designated as a (C2U) Two-Lane Undivided Collector.

OWNER: Pignataro International, LTD.

REPRESENTED BY: David Rey / Artec LLC.

STAFF ANALYSIS

PROPOSAL

Approval of an amendment to the Land Use classifications shown on the Comprehensive Plan's Future Land Use Map from "Medium Intensity Office" and "Industrial" to "Single-Family Attached Residential" to allow for a proposed Single-Family Residential Townhouse development via Case No. 07-17Z1 Marsh Lane Townhomes.

ELEMENTS TO CONSIDER

1. A companion request to amend the zoning on the subject property is on this agenda (Case No. 07-17Z1 Marsh Lane Townhomes Zoning).
2. In comparing this request to the land use policies of the Comprehensive Plan, staff's review is predicated on the site plan that the applicant has provided for the rezoning request in conjunction with the proposal.

COMPREHENSIVE PLAN ELEMENTS

The Comprehensive Plan describes the Single-Family Attached Residential category as follows:

Single-Family Attached Residential (6-12 Dwelling Units Per Net Acre). This category represents less traditional single-family housing types, which have become increasingly popular throughout the nation as an alternative to conventional single-family attached development. Higher densities typically allow a variety of housing types to respond to market demand for smaller household size and type. When land within developed areas is dedicated to rights-of-way, easements, parks, etc., the typical development density is between 10 and 12 dwelling units per acre.

This category includes patio homes (though this is actually a higher density "detached" single-family use), townhouses and single-family attached dwellings, as well as lower-density multi-family housing (such as duplexes) as in-fill or transitional development which is compatible with higher-density single-family development. The inclusion of schools, churches, and public parks would create basic neighborhood units with any combination of uses in this category. Appropriate zoning districts may include Single-Family Patio Home (SF-PH), Single-Family Attached (SF-A), Townhouse (SF-TH), Duplex(D), Tri-plex (T), Four-plex (F), and Planned Development (PD) with one or more of these uses.

LAND USE POLICIES

URBAN FORM

LU-1 No property should be zoned to a use which is not consistent with the *Comprehensive Plan*. A public hearing to change the Plan should be held prior to any such rezoning.

The approval of this application will allow the companion rezoning application to be considered by the Commission and Council.

LU-2 Property should not be rezoned to a more intensive use without determining that the street system, utilities, drainage, and other infrastructure will be adequate.

The applicant is proposing a townhouse residential development; residential attached development is a less intensive use than industrial uses.

LU-9 As conditions change and alternative land uses are considered, stable single-family neighborhoods should be preserved.

The applicant's proposal for a townhouse residential development should blend in with the surrounding single-family detached and multi-family uses in the area.

INFILL RESIDENTIAL AND COMMERCIAL

LU-29 Ensure that existing neighborhoods are well maintained by:

- a. Utilizing code enforcement in combination with community groups to ensure that properties do not negatively affect surrounding areas
- b. Maintaining landscaping and buffering requirements between residential and incompatible land uses, as set out in the Zoning Ordinance
- c. Maintaining infrastructure (such as roads, drainage, parks, and sidewalks) in older areas in good condition to encourage a similar level of maintenance of private properties

The zoning regulations proposed and subdivision design and engineering will ensure minimal impacts.

LU-30 Ensure that infill land uses are compatible with the area by either being similar to surrounding uses or by being supportive to the neighborhood.

The proposed townhouse development would be compatible with the surrounding single-family and multi-family residential land uses.

CONCLUSION

Staff believes the change in land use classification is appropriate for this site.