

ZONING CHANGE

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (SF-8.4/16) Single-Family Residential District and SUP 317

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LR-2) Local Retail District and (O-2) Office District	Medical Office and Parking
SOUTH	(SF-8.4/16) Single-Family Residential District	Single-Family Residential Subdivision
EAST	(LR-2) Local Retail District and JBL Overlay District	Shopping Center
WEST	(SF-8.4/16) Single-Family Residential District	CFBISD School

REQUEST: Establish a Planned Development for the (O-2) Office District to allow an “Other Individual & Family Services” use

PROPOSED USE: Other Individual & Family Services Facility

ACRES/LOTS: Approximately 5 Acres/1 lot

LOCATION: 1835 Walnut Avenue

HISTORY: SUP-317 was approved in 2004 for a child day care.

COMPREHENSIVE PLAN: Single-Family Detached Residential

TRANSPORTATION PLAN: Josey Lane is designated as an (A6D) 6-Lane Divided Arterial. Walnut Avenue and Pearl Street are designated as Local Roadways.

OWNER: First Christian Church

REPRESENTED BY: Dick Calvert

STAFF ANALYSIS

PROPOSAL:

This is a request to establish a Planned Development for the (O-2) Office District to allow an “Other Individual & Family Services” use (Metrocrest Services) to locate a new facility on the subject tract.

ELEMENTS TO CONSIDER

1. Metrocrest Services provides programs to individuals, families and seniors in need that lead to self-sufficiency and fosters independence. The facility will include administrative offices, a food pantry and storage for food donations, and a community garden.
2. The rezoning will afford Metrocrest Services to consolidate its other locations to this new facility.
3. The Comprehensive Zoning Ordinance describes Metrocrest Services as a type of use closely matching “Other Individual & Family Services” under Article V *Use of Land and Structures*.
4. The property is better suited for the proposed use rather than the uses for which the property is currently zoned, with the concept plans and development regulations proposed.
5. The property is currently used for a church.
6. An “Other Individual & Family Services” use or other similar type use will not be allowed to establish its use in the existing church building because the property is not designed for such use. Therefore, the Planned Development stipulates the facility must develop as provided on the conceptual plans in order to operate as an “Other Individual & Family Services” use.
7. The proposal shows a new sidewalk will be constructed adjoining the back of curb along Pearl Street. However, the new sidewalk needs to be at least 2 feet from the back of the curb and at least 1 foot from the property line; this is stipulated as part of staff’s recommendation for approval.
8. The conceptual plans orient the building on the northern portion of the property minimizing visibility and commercial traffic to the nearby residential neighborhood to the south.
9. The proposal will not have vehicular access to and from Walnut Avenue, removing any non-residential traffic into the facility.
10. Additional trees, shrubs, and an ornamental metal fence in a wide landscape buffer will screen the use from the adjacent single family residential along Walnut Avenue.
11. As presented, the proposal complies with the Comprehensive Zoning Ordinance regarding building setbacks, landscaping and parking for the proposed (O-2) Office District.
12. Special Use Permit No. 317 (SUP-317) was approved in 2004 for a child day care and is currently occupying a portion of the church. After Metrocrest Services purchases the property and the church leaves, staff will initiate repealing the SUP under a separate public hearing and ordinance.

CONCLUSION:

Staff believes the proposal should not adversely affect surrounding properties.