

ZONING CHANGE

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

SITE ZONING: PD-07 for the (D) Duplex Residential District

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-07 for the Open Space and Recreation	Open Space and Pond
SOUTH	(LI) Light Industrial District	DART
EAST	PD-30 for the (SF-TH) Single-Family Townhouse Residential District	Single-Family Residential Subdivision
WEST	(LI) Light Industrial District	Maridoe Golf Club

REQUEST: City-initiated request to amend PD-07 (Ord. 440) and change the base zoning district from (D) Duplex to (MF-18) Multi-Family Residential

PROPOSED USE: Existing multi-family development on an approximately 4.382-acre, single lot of record

ACRES/LOTS: Approximately 4.382 acres / 1 lot

LOCATION: 2610 Lakehill Lane

HISTORY: PD-07 was established in January 1969 and amended in April 1971.
The multi-family apartment complex was built in 1981.

COMPREHENSIVE PLAN: Single-Family Attached Residential

TRANSPORTATION PLAN: Lakehill Lane is designated as a local roadway.

OWNER: Lakehill Raw, LLC

REPRESENTED BY: City of Carrollton / Michael McCauley

STAFF ANALYSIS

PROPOSAL

The City is requesting to amend Planned Development 07 (PD-07) to change the base zoning on an approximately 4.382-acre tract from the (D) Duplex Residential District to (MF-18) Multi-Family Residential District to be consistent with the existing development on the subject property.

ELEMENTS TO CONSIDER

1. PD-07 was established in January 1969 (Ordinance 396) and amended in 1971 (Ordinance 440).
2. Ordinance 440 amended the zoning, on the subject property, from Multi-Family to Duplex. However, the property did not develop as duplexes.
3. The Comprehensive Zoning Ordinance defines a multifamily dwelling unit as a building or use designed for occupancy by three or more dwelling units on a single lot.
4. The property contains 77 residential units on a single tract of land. This would classify the use as multifamily and not duplex.
5. The subject property's owner supports the city-initiated rezoning.
6. On October 21, 2024, staff conducted a neighborhood meeting at City Hall, to discuss the proposed rezoning request with the property owners and surrounding residents in the vicinity.
7. Two Planning & Zoning Commission public hearings were held on November 7 and December 5, 2024, to allow the public the opportunity to comment on the city-initiated rezoning case.
8. Public comments have been received in opposition.
9. No additional development or expansion is proposed with the rezoning request.

CONCLUSION

The proposed rezoning is appropriate as the request designates the correct zoning district to existing multifamily land use.