

STAFF ANALYSIS

PROPOSAL/REQUEST

- The applicant is requesting an amendment to the Comprehensive Plan and the Land Use Map to change an approximately 3.4-acre site from Single-Family Residential Detached to Single-Family Residential Attached. Approving the Comprehensive Plan amendment will allow a zoning change to be considered by Council to allow a proposed townhouse development on this site.
- The applicant has submitted a companion request to amend PD-63 to change the base zoning from the (SF-12/20) Single-Family Residential District to the (SF-TH) Single-Family Townhouse Residential District with modified standards is also on this agenda (Case No. 10-14Z3 McCoy Villas PD Amendment).

SITE ELEMENTS

- The subject property is bordered on all sides by PD-63 with the following uses and zoning districts:
 - North – Church (SF-12/20) Single-Family Residential Detached District
 - South – Detached Residential (SF-PH) Single-Family Patio Homes District
 - East – Apartments (MF-15) Multi-Family District
 - West – Elementary School (SF-12/20) Single-Family Residential District
- The subject property has a 30 foot ingress/egress easement and 15 foot utility easement used by the church and the adjoining elementary school from McCoy Road. As shown by the applicant, the proposed townhouse development will be over the easements.
- The property has a current land use designation of Single-Family Residential Detached allowing for a density of 0-6 dwelling units per net acre.
- The proposed land use designation change to Single-Family Residential Attached will allow a density of 6-12 dwelling units per net acre.
- The property was not intended for high-density residential townhouse development.

APPLICANT'S POSITION

The applicant has stated the following:

We respect the City's Comprehensive Plan. However, the issue here is why we have chosen townhome development over single family lots. The reasons for our choice to develop townhomes here are as follows:

- a. All maturing cities should look for higher density quality developments, in our opinion. In this scenario, all city services are more efficiently utilized. Quality denser

neighborhoods create safer and friendlier environment. Trips to work, shopping and pleasure become shorter, hence less pollution.

- b. When the maturing city has only few developable infill parcels left, prices go up and the developer can justify the economics of the project only by creating greater density. The city also benefits by having greater dollar amount on their tax roll.
- c. We are creating here a little lifestyle community where the young buyer and the empty nester will let their HOA take care of the exterior façade and yard maintenance, freeing up their weekends more pleasant activities.

Conclusion

The applicant's request for a land use designation change will permit twice the density currently allowed and adversely impact the usage of the ingress/egress easement the adjoining church and elementary school uses. Therefore, staff does not find the applicant's request for a Comprehensive Plan Amendment appropriate for this site.