

ZONING CHANGE

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (SF-7/14) Single-Family Residential District with Special Use Permit No. 360

SURROUNDING ZONING

SURROUNDING LAND USES

NORTH	(SF-7/14) Single Family Residential District	Elementary School
SOUTH	PD-125 for the (SF-7/14) Single-Family Residential District	Single-Family Residential Subdivision
EAST	Town of Hebron	Undeveloped
WEST	(SF-7/14) Single-Family Residential District	Single-Family Residential Subdivision

REQUEST: Rezoning to change the base zoning from (SF-7/14) Single-Family Residential District to (O-1) Office District

PROPOSED USE: Church (existing)

ACRES/LOTS: 6.8-acre / 1 lot

LOCATION: 1529 E. Hebron Parkway

HISTORY:

- The property was developed in 1997.
- SUP 360 was approved in 2008 for a day care center on the Carrollton Church of the Nazarene property.
- The property was zoned in 1985.

COMPREHENSIVE PLAN: Low Intensity Commercial

TRANSPORTATION PLAN: Hebron Parkway is designated as a (A6D) Six-Lane Divided Arterial

OWNER: Carrollton Church of the Nazarene

REPRESENTED BY: Tesh Patel / Silver Care Management

STAFF ANALYSIS

PROPOSAL

This is a request to approve a change to the base zoning from (SF-7/14) Single-Family Residential District to (O-1) Office District.

ORDINANCE REQUIREMENTS/ALLOWANCES

The existing use, a church, is allowed by-right in both (SF-7/14) Single-Family Residential and (O-1) Office Districts.

The (O-1) Office District allows for attractive, low density office and professional uses.

The (O-1) Office District should not have an adverse effect on adjacent residential areas, and does require appropriate buffers and landscaping.

The (O-1) Office District limits the building height to one (1) story.

ELEMENTS TO CONSIDER

It is extremely doubtful that the subject property, or remaining undeveloped property, will be developed as single-family residential.

Unlike a Planned Development or Special Use Permit application, a request to change the base zoning does not require a development proposal with a conceptual site plan, landscape plan and building elevations.

CONCLUSION

Because it is doubtful that the subject property, or remaining undeveloped land to the north, will be developed as single-family residential, staff is not opposed to changing the base zoning from (SF-7/14) Single-Family Residential District to (O-1) Office District to allow for future development of the property.