

ZONING

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

ZONING: (SF-7/14) Single Family Residential

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(SF-7/14) Single-Family Residential	R.L. Turner High School
SOUTH	(SF-7/14) Single-Family Residential	Single Family Residential
EAST	City of Farmers Branch	Retail and Drive-Through Restaurants
WEST	(SF-7/14) Single-Family Residential	R.L. Turner Tennis Courts

REQUEST: Request to rezone 3.265-acres from (SF-7/14) Single-Family Residential to (O-2) Office District. An accompanying request has been submitted for a SUP for a child day care center.

PROPOSED USE: Church with a child day care center

ACRES/LOTS: 3.265 acres/1 lot

LOCATION: 1700 South Josey Lane

HISTORY: The property has been zoned (SF-7/14) Single Family District since at least the 1970's.

The property has not been platted.

COMPREHENSIVE PLAN: School, Police or Fire Station

TRANSPORTATION PLAN: Josey Lane is designated as an (A6D) Six-Lane Divided Arterial.

REPRESENTATIVE/ OWNER: Calvert & Co. Architects Inc./North Dallas Family Church

STAFF ANALYSIS

PROPOSAL

This is a request to rezone the property from (SF-7/14) Single-Family Residential to (O-2) Office District.

The North Dallas Family Church wants to add child day care to the facility. Since child day care centers are not allowed in the Single-Family Residential zoning districts the property would need to be rezoned and a Special Use Permit granted.

A companion case (12-18SUP2), a Special Use Permit for the child day care center, is on the agenda for consideration.

CURRENT ZONING

The subject property is on a single tract zoned (SF-7/14) Single-Family District.

- The current zoning allows place of worship (churches).
- The (SF-7/14) Single-Family District prohibits child day care centers.
- The (SF-7/14) Single-Family District allows a maximum building height of 36 feet.

PROPOSED ZONING

- The (O-2) Office District allows worship (churches).
- The (O-2) Office District zoning allows a child day care center with an approved Special Use Permit.
- The (O-2) Office District zoning limits building height to 2-stories, not exceeding 25 feet.

ELEMENTS TO CONSIDER:

- The existing church is a 23,274 square feet one-story, facility on the southwest corner of Josey Lane and Cox Street.
- One driveway accesses Josey Lane and two access Cox Street. No access exists nor are any proposed through the surrounding residential neighborhoods nearby.
- An existing retail shopping center and three outparcel restaurants are across the street and to the east along Josey Lane.
- R.L. Turner High School is located north and across Cox Street. The high school has tennis courts to the west of the subject property.
- The Holiday Park single-family residential subdivision is located south of the property.

CONCLUSION

The request to rezone the property to (O-2) Office District appears appropriate and compatible with surrounding land uses. Ingress and egress onto the property will be limited to driveways on Cox Street and Josey Lane. No access to the property will be on streets or driveways shared by residential uses.