

FUTURE LAND USE MAP AMENDMENT

Case Coordinator: Loren Shapiro

GENERAL PROJECT INFORMATION

LAND USE: Medium Intensity Office

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	PD-171 for the (SF 10/18) Single-Family Residential District	Single-Family Detached
SOUTH	(CC) Corporate Commercial District	High School (Hebron High)
EAST	City of Plano	Residential
WEST	(CC) Corporate Commercial District	High School (Hebron High)

REQUEST: Approval of an amendment to the Land Use designation shown on the Comprehensive Plan's Future Land Use Map from "Medium Intensity Office" to "Single-Family Attached Residential" to allow for a proposed single-family townhouses.

A companion case rezones the property from PD-158 for the (CC) Corporate Commercial to PD-158 for the (SF-TH) Single-Family Townhouse Residential District.

PROPOSED USE: Single-Family Townhouse Residential

ACRES/LOTS: Approximately 3.1-acres/2 lots

LOCATION: Northwest corner of Plano Parkway and Charles Street

HISTORY: On April 17, 2001 City Council adopted an ordinance establishing PD-158 (Ordinance 2607) allowing retail and a gasoline station.

An administrative plat was filed with Denton County on August 24, 2001.

The property is undeveloped.

COMPREHENSIVE PLAN: Medium Intensity Office

TRANSPORTATION PLAN: Plano Parkway is designated as (A6D) Six-Lane Divided Arterials.

OWNER: Little Buddy Ltd.

REPRESENTED BY: Ari Moradi/Urban Corp.

STAFF ANALYSIS

PROPOSAL

Approval of an amendment to the Land Use designation shown on the Comprehensive Plan's Future Land Use Map from "Medium Intensity Office" to "Single Family Attached Residential" to allow a proposed 24-unit single-family townhouse subdivision (Charles Ridge).

A companion request to amend the zoning on this same tract is on this agenda (Case No. 05-19Z1 Charles Ridge – Zoning).

The future land use amendment is necessary in order to consider rezoning the subject property to (SF-TH) Single-Family Townhouse Residential in order to be consistent with the Comprehensive Plan.

SITE ELEMENTS

The subject property has access and service capacity to the Carrollton water and sewer system.

The property has frontage on Plano Parkway, a Six-Lane Divided Arterial, and Charles Road, a local residential collector.

COMPREHENSIVE PLAN ELEMENTS

Single-Family Attached Residential (6-12 Dwelling Units Per Net Acre). This category represents less traditional single-family housing types, which have become increasingly popular throughout the nation as an alternative to conventional single-family attached development. Higher densities typically allow a variety of housing types to respond to market demand for smaller household size and type. When land within developed areas is dedicated to rights-of-way, easements, parks, etc., the typical development density is between 10 and 12 dwelling units per acre.

This category includes patio homes (though this is actually a higher density "detached" single-family use), townhouses and single-family attached dwellings, as well as lower-density multi-family housing (such as duplexes) as in-fill or transitional development which is compatible with higher-density single-family development. The inclusion of schools, churches and public parks would create basic neighborhood units with any combination of uses in this category. Appropriate zoning districts may include Single-Family Patio Home (SF-PH), Single Family Attached (SF-A), Townhouse (SF-TH), Duplex (D), and Planned Development (PD) with one or more of these uses.

The following policies form the intention of the City Council regarding development issues within the City.

LU-9 As conditions change and alternative land uses are considered, stable single-family neighborhoods should be preserved.

Areas along and north of Plano Parkway extending to Parker Road have transitioned from Medium Intensity Office land use designation to Single-Family Detached and Single-Family Attached Residential including Mustang Park, Villas at Parker, The Reserve on Parker, Hamilton Park, Saddle Ridge and Latera.

LU-10 Infill development that is compatible and complementary with the character of the surrounding neighborhood or area should be encouraged.

The site is an irregularly shaped 3.1-acre triangular parcel located between single-family detached (Warmington Meadows and Diamond Creek) to the north, Hebron High School to the south, and a retirement home condominium (Village at Prestonwood in Plano) to the east. The Lewisville Independent School District owns the vacant parcel to the northwest. The townhouse use proposed appears compatible with the existing land uses in the area.

LU-15 Protect stable single-family neighborhoods by buffering adjacent non-residential development through the use of landscaping, height transition, berms, fences, walls or open space to mitigate adverse effects.

The companion zoning case (Case No. 05-19Z1 Charles Ridge) provides restrictions on height, open space, and landscape screening and buffering protecting single-family neighborhoods. The proposed rezoning proposes canopy trees and evergreen shrubs along the north property line adjacent to the existing brick wall and Warmington Meadows. The townhouses will be limited to a maximum two story height. An active open space lot is proposed on the west side of the property.

CONCLUSION

The proposed change to the Future Land Use Map from Medium Intensity Office to Single-Family Attached appears compatible, appropriate and consistent with current land use trends in the vicinity. The proposed rezoning, with the accompanying Case No. 05-19Z1 Charles Ridge (Zoning), provides development regulations meeting the intent of in-fill in close proximity to existing single-family detached homes.