

AUGUST 14, 2003

4901, 5001 BLOCK LEE RUDY RD

ZONE CHANGE

From: A-U Urban Agriculture		
To: R-1B Single-Family Residential		
Acreage: 34.357 acres		
Applicant: Jagoe Land Corporation, Sara Jane McNulty (0308.1526)		
Property Zone Existing Use	to North A-U Farmland	
to West A-U Farmland/crops	Subject A-U ➔ R-1B Farmland/crops	to East R-1B Single-Family Residential
	to South A-U Farmland, church	

GENERAL LAND USE CRITERIA

Apply, if marked below:

Described in Comprehensive Plan on pages 445-448

Environmental ☒

- E1** Flood Plains
- E2** Steep Slope
- E3** Historical & Archaeological Sites
- E4** Soils
- E5** Plant & Animal Life

Urban Services ⌘

- U1** Roadway Capacity
- ⌘ **U2** Electricity Supply
- ⌘ **U3** Water Supply
- ⌘ **U4** Stormwater Disposal
- ⌘ **U5** Sanitary Sewage Disposal

Development Patterns ♦

- D1** Land-Use Intensity, Clusters and Buffers
- D2** Land Use versus Street Function
- D3** Intersection & Driveway Spacing
- D4** Roadway Buffer Standards
- D5** Lot Sizes & Proportions
- ♦ **D6** Residential Development
- D7** Non-Residential Development
- D8** Building Quality

Proposed Zone & Land Use Plan

The applicant is seeking an R-1B Single-Family Residential zone. The subject property is located in a Future Urban Plan Area, where urban low-density residential uses are appropriate in very limited locations.

SPECIFIC LAND USE CRITERIA

- (a) **Building and lot patterns** should conform to the criteria for “Urban Residential Development” (D6).
- (b) **Existing, expanded or new sanitary sewers-** Urban low-density residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.
- (c) **Only logical expansions-** In Future Urban Plan Areas, completely new locations of urban low-density use should not be established. However, existing areas of this use may be expanded onto contiguous land.

Applicant's Findings

The subject property is located in a Future Urban Plan Area, where urban low-density residential uses are appropriate in very limited locations.

Applicant proposes to develop the subject property consisting of 34.357 acres for single-family homes on lots having a minimum of 60 feet of frontage and 7,500 square feet of area. Total number of lots proposed is 132.

Specific land use criteria applicable to this rezoning are as follows:

The proposed development will be served by sanitary sewer. During construction of Section 1 of Graystone Estates, a 12-inch sanitary sewer line was extended to the west along Bernheim Drive in anticipation of future development of the subject property as well as future development areas to the west and north.

Building and lot patterns conform to the criteria for “Urban Residential Development” (D6). The proposed zoning change is in conformance with the Comprehensive Land Use Plan.

Planning Staff Review

The subject property is located in the 4901 and 5001 blocks of Lee Rudy Rd, immediately adjacent to Graystone Estates Subdivision. A preliminary subdivision plat has been submitted for approval in conjunction with this

request. Land use criteria applicable to this proposal are reviewed below.

GENERAL LAND USE CRITERIA

Environment

No important environmental criteria apply to the subject property.

Urban Services

All urban services are available to the site, including sanitary sewer.

Development Patterns

The subject property is located immediately west of the existing Graystone Estates Subdivision. Property to the west, north, and south of the subject property is zoned A-U and is in agricultural use. The applicant has submitted a preliminary subdivision plat proposing 132 new lots. Bernheim Dr will extend through this proposed section from existing Graystone Estates and will stub to the adjoining property to the west for the possibility of future neighborhood connection. One access point will be provided onto Lee Rudy Rd.

Sanitary sewer is available and was sized during construction of Graystone Estates to provide capacity for future urban development in this area. RWRA has reviewed and approved sanitary sewer extensions to serve the proposed lots.

SPECIFIC LAND USE CRITERIA

The property immediately adjoins R-1B Single-Family Residential zone and development. This proposal expands the urban low-density residential use onto contiguous land. Sanitary sewer is available to the subject property.

Housing densities will be consistent with the character of streets and urban services in the previously developed section of Graystone Estates Subdivision.

Planning Staff Recommendations

Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan. Finding of fact in support of this recommendation include:

Findings of Fact:

1. The subject property is located in a Future Urban Plan, where urban low-density residential uses are appropriate in very limited locations;
2. The subject property adjoins existing R-1B Single-Family Residential zoning to the east, and is therefore a logical expansion of R-1B zoning;
3. The applicant has submitted a preliminary subdivision plat proposing lots that will create housing densities that are consistent with the character of streets and urban services in the adjacent residential subdivision; and,
4. Sanitary sewer is available to the subject property.