Proposed Zone & Land Use Plan

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

Applicant's Findings

Applicant is seeking a R-1C Single-Family residential zone. The subject property is located in an Urban Residential Plan Area, where urban low-density residential uses are appropriate in limited locations. Urban residential use consists of dwellings located in areas with sanitary sewer, at densities generally up to 9 dwelling units per acre. This use exists widely in Central Residential and Urban Residential Plan Areas.

The subject property consists of 4.519 acres situated on the south side of Medley Rd between Turtle Creek and Doe Ridge Subdivisions. The proposed lot layout as shown on the preliminary subdivision plats provides for a total of 16 single-family lots to be developed. Proposed are ten (10) lots in Creekview Subdivision along Creekview Ct and six (6) larger lots fronting along Medley Rd. The resulting overall density for the subject parcel is 2.8 units per acre. The proposed use complies with all applicable criteria of the Comprehensive Plan, as follows:

Building and lot patterns shall conform to the criteria for “Urban Residential Development” (D6) as follows: Residential areas should promote a sense of community by providing a variety of housing types suitable to a variety of people. Housing densities should be consistent with the character of streets and urban services in the neighborhood. Buildings should be designed and arranged so that they do not become irritants within the neighborhood. When land is proposed to be developed or redeveloped for urban-density residential uses, such development should be designed as either a “regular subdivision” or a “planned development”.

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. The
preliminary subdivision plat of the subject development
includes construction plans for extending sanitary sewer
services. This plan has been reviewed and approved by
R.W.R.A.

The proposed zoning change is in compliance with the
Comprehensive Land Use Plan and meets all applicable
criteria thereof.

Planning Staff Review

The subject property is located in the 3900 and 4000
blocks of Medley Rd between Doe Ridge Subdivision and
Turtle Creek Subdivision. Two preliminary subdivision
plats have been submitted in conjunction with this
rezoning proposal. Land use criteria applicable to this
request 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 sewers, which are proposed to be extended to
serve the subject property with RWRA approval.

Roadway Capacity

Medley Rd, classified as a major collector, has a pavement
width of approximately 18 feet with no curbs and gutters.
Prior to development or Turtle Creek and Doe Ridge
subdivisions, the road served as access for only a few
developed properties surrounded by farmland.

Zone changes and subdivision approvals have occurred to
date based on the roadway capacity being adequate to
serve these new developments without overburdening
Medley Rd. A total of 138 lots have been approved to
date. The addition of 16 lots as proposed on the
preliminary subdivision plats submitted in conjunction
with this rezoning request should not significantly lower
the level-of-service on Medley Rd. Peak hour traffic
would total approximately 154 vehicles, 10% of the
average trips per day of 1540. A minor collector street is
proposed in the conceptual transportation plan on file to
eventually extend west from the currently developed area
to Booth Field Rd. This will provide an alternate vehicular
route to serve the surrounding Doe Ridge and Turtle Creek
Subdivisions in addition to Medley Rd.

The Transportation Planner at GRADD has previously
reviewed the conceptual plan for this proposed
transportation plan and will advise the Planning Staff when
improvements to Medley Rd are warranted by future
development to maintain its acceptable level of service.

Development Patterns

The subject property fronts on Medley Rd and was
remaining property upon the approval of Doe Ridge and
Turtle Creek Subdivision, both of which are currently
zoned R-1C Single-Family Residential. The applicant
wishes to zone this remainder from A-U to R-1C and to
develop it under two regular subdivisions, one containing
six lots with frontage on Medley Rd and the other
containing ten lots fronting a new street, Creekview Court.

Intersection & Driveway Spacing

Medley Rd is classified as a major collector with a spacing
standard of 250 feet between intersections or driveway
access points. The applicant’s preliminary subdivision
plan provides for the access point for the proposed
Creekview Ct a distance of 250 feet west of the existing
centerline of Turtle Creek Dr. The first access point for
the six lots fronting on Medley Rd is proposed to occur at
a distance 250 feet west of the centerline of proposed
Creekview Ct with subsequent shared access points at 250
feet spacing along Medley Rd. The City Engineer will
evaluate stopping sight distances during his review of the
preliminary subdivision plats.

SPECIFIC LAND USE CRITERIA

The applicant’s proposal is in compliance with the
community’s Comprehensive Plan. The property adjoins
R-1C Single-Family Residential zoning to the east, west
and south. Sanitary sewer lines have been designed and
approved by RWRA. Two “regular subdivisions” have
been proposed, which meet the density requirements for
the R-1C zoning classification. Residential areas should
promote a sense of community by providing a variety of
housing types suitable to a variety of people. Housing
densities should be consistent with the character of streets
and urban services in the neighborhood.

Planning Staff Recommendations

Staff recommends approval because the applicant’s
proposal is in compliance with the community’s adopted
Comprehensive Plan. This recommendation is made
subject to the condition and findings of fact that follow:
Condition:

1. Access points on Medley Rd shall be limited to the access points as located on the preliminary plats submitted in conjunction with this rezoning request. The access point for proposed Creekview Ct shall be located a minimum distance of 250 feet from the centerline of Turtle Creek Dr. Additional access points shall be located spaced 250 feet apart, the first point being 250 feet west of the proposed centerline of Creekview Ct., with the last access point being 282 feet east of the centerline of Deer Haven Dr.

Findings of Fact:

1. The subject property is located in an Urban Residential Plan Area, where urban low-density residential uses are appropriate in limited locations;

2. The subject property immediately adjoins R-1C Single-Family residential zoning and urban low-density residential uses to the east, west and south;

3. Sanitary sewers are proposed to be expanded to the subject property; and,

4. The proposed development of the subject property should not significantly lower the level-of-service for vehicular traffic on Medley Rd.