AUGUST 9, 2012

Zoning Map Amendment 
Staff Report

Development Patterns
The subject property is a large remainder tract from previous residential subdivision development in the vicinity. Land uses in the area are typically single-family residential in nature with a few larger tracts to the north. The application states the intended use for the property is residential.

Typically, with a larger tract proposed for residential zoning, a preliminary plat is submitted to document the proposed development pattern of the property. However, in this instance, no plan was submitted. Since a plan has not been submitted, there are several issues with potential site development that must be addressed through the rezoning process. There are several streets stubbed to the property line from the adjoining residential subdivision developments that have taken place in the past. As part of the development process for the subject property, the stub streets shall be terminated in a cul-de-sac or extended consistent with the subdivision regulations and public improvement specifications. The street design, along with all other site development requirements, must be addressed on a preliminary subdivision plat. The preliminary plat will require approval by the Planning Commission prior to onset of any construction on the property. Until such time that the preliminary plat has been approved, the subject property shall not be subdivided or altered.

SPECIFIC LAND USE CRITERIA
The applicant’s proposal can comply with the Comprehensive Plan with the proposed conditions attached to the rezoning request. The proposed residential use of the property can comply with the urban residential development criteria for building and lot patterns. Sanitary sewer service is available in the vicinity and must be extended to the site as part of the development process. There is existing R-1C zoning located immediately south and east of the subject property which are residential developments previously completed by the developer.

Planning Staff Recommendations
The planning staff recommends approval subject to the conditions and findings of fact that follow:

Conditions:
1. Submission and approval of a preliminary subdivision plat addressing all site development requirements;
2. The subject property shall not be subdivided or altered until such time that a preliminary plat is approved; and,
3. The streets stubbed to the subject property shall be terminated in a cul-de-sac or extended consistent with the subdivision regulations and public improvement specifications.
Findings of Fact:

1. Staff recommends approval because the proposal is in compliance with the community’s adopted Comprehensive Plan;

2. The subject property is a large remainder tract from the surrounding residential development;

3. The proposed residential use of the property complies with the urban residential development criteria for building and lot patterns;

4. Sanitary sewer service is available in the vicinity and must be extended as part of the development process; and,

5. With the condition of submission and approval of a preliminary subdivision plat prior to any division or alteration of the property, the subject property will develop consistent with the adjoining residential subdivisions.