

FILE NO.: LU19-11-02

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Name: Land Use Plan Amendment – I-430 Planning District

Location: Northeast Corner of Aldersgate Road and W. 20th Street

Request: Residential Low (RL) to Residential Medium (RM)

Source: Michael Love, Bert Black Service Companies

PROPOSAL / REQUEST:

Land Use Plan amendment in the I-430 Planning District from RL, Residential Low Density to RM, Residential Medium Density. Residential Medium accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre.

EXISTING LAND USE AND ZONING:

The amendment area consists of 6 lots. All the lots are undeveloped and wooded except the most southern lot which has a boarded up single family house on it. They are all currently zoned as R-2 (Single Family District). The total area of change is 1 acres ± in size. To the north is a single family house on an R-2 zoned lot and to the south, across of W. 20<sup>th</sup> Street are single family houses on R-2 zoned lots. To the west are a partially developed Planned Office Districts (POD), with one vacant tract and a Planned Development Office (PDO) with office use on it. To the east are three duplexes developed on three lots of Two Family District (R-4) two single family homes and a church on three R-2 zoned lots.

FUTURE LAND USE PLAN AND RECENT AMENDMENTS:

The amendment area is currently 6 lots and all are shown as Residential Low Density (RL) on the Plan. All the lots are undeveloped and wooded except the most southern lot which has a boarded up single family house and an accessory building on it. North of the property is shown as Residential Low Density (RL) on the plan and there is a single family house on it. South of the property is shown as Residential Low Density and there are Single family houses on them. East of the property is shown as RL on the plan. Three lots are occupied, with three duplexes on them. The two lots, to the south of these duplexes, are shown as RL and occupied with two single family homes. West of the property is shown as Office (O) and it is occupied by several businesses; an unoccupied office building College Hunks Moving, and Cross Fit.

On March 18, 2003, by ordinance number 18839, a change was made from Single Family (SF) to Suburban Office (SO) to the north of W. 18<sup>th</sup> Street. This land is currently occupied with offices.

MASTER STREET PLAN:

Aldersgate Road is along the west boundary and shown as a Collector on the Master Street Plan. To the south is W. 20<sup>th</sup> Street and shown as a Local Street on the Master Street Plan. The primary function of a Collector Street is to provide a connection from Local Streets to Arterials. The primary function of a Local Street is to provide access to adjacent properties. Local Streets that are abutted by non-residential zoning/use or more intensive zoning than duplexes are considered as "Commercial Streets". A Collector design standard is used for Commercial Streets. These streets may require dedication of right-of-way and/or street improvements for entrances and exits to the site.

BICYCLE PLAN:

There are no bicycle routes the immediate vicinity.

PARKS:

There are no public parks shown in the immediate vicinity.

HISTORIC DISTRICTS:

There are no city recognized historic districts that would be affected by this amendment.

ANALYSIS:

The property requesting the Land Use Plan change is northeast of Aldersgate Road and W. 20<sup>th</sup> Street. There is a related to rezoning application from Single Family District (R-2) to Two Family District (R-4). The area is consist of 6 vacant lots except the very most southern one which is occupied by a single family house and an accessory building on it. It is currently shown as Residential Low Density (RL) on Land Use Plan. The request is to amend  $\pm 1$  acres of Residential Low Density (RL) to Residential Medium Density (RM). The subject area is between a dominantly residential area and Suburban Office (SO) area, to the southeast of Interstate 430 & Kanis Road. It is known as Hicks-Interurban area, named after the first developers' that plotted the area.

To the north of the amendment area there are 6 more single family lots to W. 18<sup>th</sup> Street, three lots are undeveloped. To the west and further north of the W. 18<sup>th</sup> Street is mostly developed office areas on Suburban Office (SO) use. Further

north, towards Kanis Road are also office areas shown as Suburban Office land use. To the northeast of Kanis Road is Baptist Medical Center. To the south of the subject property is currently mostly occupied Single Family houses on Residential Low Density use. To the southwest of the subject area is a private camp area on a  $\pm$ 100 acres of Park/Open Space land use.

The Hicks InterUrban area is shown as Residential Low Density (RL) in the future land use map, except for the northwest corner which is shown as Suburban Office. This area was changed in March, 18, 2003, from Single Family to SO at the NW corner of Aldersgate Road and W. 18<sup>th</sup> Street to establish W.18<sup>th</sup> Street as a boundary between residential and non-residential uses. The SO category was chosen to provide protection of adjacent single-family uses through the use of Planned Zoning Development.

Over the last decade there has been continuing reclassifications to R-4, Two-Family zoning scattered around the Hicks Interurban Subdivision. Concerns have been rising that the density increase, style of development and undeveloped streets are changing the character of the neighborhood. In spite of the re-zonings happened in the area over the last decade, the residential land use pattern haven't been reflected on Future Land Use map. This request is not internal to the subdivision as these previous developments have been. The proposal is along a Collector not a Local Street and there is office zoning and development facing the proposed site across Aldersgate Road.

Aldersgate Road has been improved along the west side in this location but not the frontage of the requested area. There is also a hill just south of the amendment area which would make seeing any vehicles entering Aldersgate Road from the application area difficult. There is a platted alley in the subdivision. Access to Aldersgate Road from the application area should be limited or prevented for safety reasons if the density of development is to increase.

The impact to the remainder of the neighborhood of the density increase along Aldersgate Road should be minimal. There already is some attached housing along with the office uses along the east side of Aldersgate Road north of the application area. The future development of the area at an increased density could be seen as a transition from the office west of Aldersgate Road to the single-family within the Hicks Interurban Subdivision.

#### NEIGHBORHOOD COMMENTS:

Notices were sent to the John Barrow Neighborhood Assoc., Twin Lakes Homeowners Association, and Twin Lakes "B" POA. Staff has received no comments from area residents and neighborhoods.

STAFF RECOMMENDATIONS:

Staff can support the density increase along the Aldersgate Road opposite non-residential use with limited and preferably no direct access to Aldersgate Road.

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PLANNING COMMISSION ACTION:

(OCTOBER 24, 2019)

The item was placed on the consent agenda for approval. By a vote of 10 for, 0 against and 1 absent the consent agenda was approved.