

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

Location: West side of Shackelford Road north of Colonel Glenn Road

Request: Residential High Density (RH) and Park Open Space (PK/OS) to Service Trades District (STD)

Source: Thomas Pownall, Thomas Engineering

PROPOSAL / REQUEST:

Land Use Plan amendment in the I-430 Planning District from Residential High Density (RH) and Park Open Space (PK/OS) to Service Trades District (STD). Service Trades District represents services of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office.

In order to construct a new church on the property the applicant is requesting to amend the Land Use Plan from PK/OS and RH to STD in conjunction with the rezoning of the property to O-2 district.

EXISTING LAND USE AND ZONING:

The Land Use Plan shows Parks/Open Space (PK/OS) and Residential High (RH) for this property. The property is currently zoned as MF18 and is 20 acres ± in size. North of the property is zoned as R-2 (Single Family District) and it is vacant, the south of the property is zoned as PCD and there are permanent storage buildings, east side of the property is zoned as R-2 and there are manufactured mobile homes, the west side of the property is zoned as O-2 and it is currently undeveloped.

FUTURE LAND USE PLAN AND RECENT AMENDMENTS:

North of the property is shown as Residential Medium Density and it is vacant, south of the property is shown as STD with a strip of park/Open Space and occupied with storage warehouse uses. On the east side of the property is a manufactured mobile homes park and on the west side is undeveloped Suburban Office.

On November 18, 2014, a change was made from Light Industrial to Commercial on the southeast corner of Colonel Glenn and Talley Road.

MASTER STREET PLAN:

Shackleford Road is shown as a Minor Arterial and Colonel Glenn is shown as Principal Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Shackleford Road since it is a Minor Arterial.

The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within urbanized areas. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Colonel Glenn since it is a Principal Arterial.

These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

Class II

A Class II bikeway is located on Shackleford Road and Colonel Glenn as either a five foot shoulder or six foot marked bike lane. Additional paving and right of way may be required.

PARKS:

There are no city parks at the vicinity that would be affected by this amendment.

HISTORIC DISTRICTS:

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

ANALYSIS:

This amendment to Service Trades District (STD) is an expansion of an existing area of STD to the south and an area across Shackleford to the southeast. That section of South Shackleford Road from this location south to the intersection of Stagecoach Road has a mixture of Light Industrial, STD and some Office shown on the plan. This would add approximately 20 acres of STD to the plan.

In the I-430 Planning district, there have been developments that built high density residential units in areas that were not shown as RH on the plan. The apartment complex at in the 4200 block of Bowman Road was shown as

Residential Low Density and Residential High Density and was approved with a Planned District Residential PD-R. Another area, the Mixed Use area on 36th Street between I-430 and Bowman Road could have been built with a variety of commercial, office and residential uses. Instead, it had developed with the majority of the land as a church and the remainder as apartments in the 3300 block of Bowman Road.

The property in question is currently zoned MF18 and is shown as Residential High Density on the Plan. There is another item on this agenda to change the zoning from MF-18 to O-2. See that item for details. With the previous discussed items in mind, the change from Residential High Density at this site may offset some of the built developments of apartments in the corridor.

There are limited areas shown as Service Trades District STD on the Plan in the entire planning boundary area. Overall, the STD is only 907 acres or 0.48% of all categories and the Industrial and Light Industrial are only 7.36%. The largest of the STD areas is along Baseline Road straddling I-430 with the bulk on the north side east of the freeway. The next largest area is at southeast corner of I-30 and Roosevelt Road. Another area is along Shackleford Road at Colonel Glenn Road and at Stagecoach Road. Almost half of the STD areas, planning boundary wise, have been developed. Inventory of this category is limited in the plan area.

The Park Open Space PK/OS at the southern edge of the amendment area was probably placed there to separate the Residential High Density area from the Service Trade District as a buffer. With both areas shown as STD, the buffer is no longer needed.

The I-430 Plan adopted in December of 1983 shows the subject area as Multi-Family. That category has since been changed to Residential High Density. The subject property is still undeveloped.

With the development pattern that has been occurring in this planning district and the low amount of STD shown land in the planning boundary area, Staff believes that the change is appropriate.

NEIGHBORHOOD COMMENTS:

Notices were sent to the following neighborhood associations: John Barrow Neighborhood Association. Staff has received no comments from area residents.

STAFF RECOMMENDATIONS:

Staff believes the change is appropriate.

PLANNING COMMISSION ACTION:

(APRIL 21, 2016)

The item was placed on consent agenda for approval. By a vote of 11 for, 0 against the consent agenda was approved.