

Owner: Mary K. Hallock, et al
Applicant: Dickson Flake, Colliers International
Location: 10115 Rodney Parham Road
Area: 2.62 Acres
Request: Rezone from R-2 to O-3
Purpose: Future office development
Existing Use: Single family residence

SURROUNDING LAND USE AND ZONING

North – Mixed commercial uses (across Rodney Parham Road); zoned C-3 and C-1

South – Single family residences; zoned R-2

East – Undeveloped property and commercial uses; zoned O-3 and C-3

West – Mixed commercial and office uses; zoned C-3 and O-3

A. PUBLIC WORKS COMMENTS:

1. Rodney Parham Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. Floodway exists along the south property line. In accordance with Section 31-176, floodway areas must be shown as floodway easements or be dedicated to the public. In addition, a 25 foot wide drainage and access easement is required adjacent to the floodway boundary.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is located on a Rock Region Metro Route #8 (Rodney Parham Route).

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the Treasure Hills, Colony West, Sturbridge and Breckenridge Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

This request is located in the Rodney Parham Planning District. The Land Use Plan shows Office (O) for this property. The Office (O) category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The applicant has applied for a rezoning from R-2 (Single Family District) to O-3 (General Office District).

Master Street Plan:

N. Rodney Parham Road is shown as a Minor 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 if traffic and pedestrians on N. Rodney Parham Road. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

A Class II Bike Lane is shown along N. Rodney Parham Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

E. STAFF ANALYSIS:

Mary K. Hallock, et al, owners of the 2.62 acre property located at 10115 Rodney Parham Road, are requesting to rezone the property from "R-2" Single Family District to "O-3" General Office District. The property is located on the west side of Rodney Parham Road, south of Breckenridge Drive. The rezoning is proposed for future office development.

The property is occupied by a one-story brick and frame single family structure, located within the north half of the property. An asphalt drive is located near the northeast corner of the property. The drive heads to carport and parking pad in front of the residence.

Mixed commercial uses (zoned C-3 and C-1) are located to the north, across Rodney Parham Road. Undeveloped O-3 zoned property and mixed commercial uses are located to the east. Mixed commercial and office uses are located to the

west along Breckenridge Drive. Single family residences (zoned R-2) are located to the south.

The City's Future Land Use Plan designates this property as Office (O) . The requested rezoning to O-3 does not require a Land Use Plan Amendment.

Staff is supportive of the requested O-3 rezoning. Staff views the request as reasonable. Staff feels that the proposed rezoning represents a continuation of the existing zoning pattern for this area. The adjacent properties to the east and west are zoned O-3 and C-3, with the properties across Rodney Parham Road to the north being zoned C-3. Additionally, the City's Future land Use Plan designates this property as Office (O), which supports the requested O-3 zoning. Staff believes rezoning this property to O-3 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested O-3 rezoning.

PLANNING COMMISSION ACTION:

(JANUARY 28, 2016)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval. There was no further discussion. The item was placed on the consent agenda and approved. The vote was 7 ayes, 0 noes and 4 absent.