

Owner: Landers Land Co. Number 6, LLC
Applicant: Thomas R. Pownall / Grace Temple Church
Location: West side of S. Shackelford Road,
north of Colonel Glenn Road
Area: 20.455 Acres
Request: Rezone from MF-18 to O-2
Purpose: Church
Existing Use: Undeveloped

SURROUNDING LAND USE AND ZONING

North – Undeveloped property; zoned R-2

South – Mini-warehouse and office warehouse uses; zoned PCD and I-1

East – Mobile home park and office warehouse development (across
Shackelford Road); zoned R-2 and I-1

West – Undeveloped property; zoned O-2

A. PUBLIC WORKS COMMENTS:

1. Check survey to confirm the location of the labeled Old Shackelford Road.
2. Shackelford 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.
3. Due to the proposed use of the property, the Master Street Plan specifies that Old Shackelford Road for the frontage of this property must meet commercial street standards. Dedicate right-of-way to 30 feet from centerline. Please confirm that 30 ft. of right-of-way from centerline exists.

B. PUBLIC TRANSPORTATION ELEMENT:

The site is located on a Rock Region Metro bus route #14 (Rosedale Route).

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the John Barrow Neighborhood Association were notified of the public hearing.

D. LAND USE ELEMENT:

Planning Division:

This request is located in the I-430 Planning District. The Land Use Plan shows Residential High (RH) and Park/Open Space (PK/OS) for this property. The Residential High category accommodates residential development of more than twelve (12) dwelling units per acre. The applicant has applied for a rezoning from MF-18 (Multifamily District) to O-2 (Office and Institutional District) to build a new church on the property which is currently undeveloped. There is a separate item on the agenda to amend the Land Use Plan for this site.

Master Street Plan:

East side of the property is Shackleford Road and it is a Minor Arterial, the south side of the property is Colonel Glenn and it is shown as a 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:

A Class II Bike Lanes are shown along Shackleford Road and Colonel Glenn Road. These Bike Lanes provide a portion of the pavement for the sole use of bicycles.

E. STAFF ANALYSIS:

Landers Land Co. #6, LLC., owner of the 20.455 acre property located on the west side of Shackleford Road, approximately ¼ mile north of Colonel Glenn Road, is requesting to rezone the property from “MF-18” Multi-Family District to “O-2” Office and Institutional District. The rezoning is proposed to allow a future church development of the property.

The property is currently undeveloped and mostly wooded. The property has varying degrees of slope. Most of the property is at a higher elevation than Shackleford Road. Portions of the property were cleared of trees a few years ago. A Land Alteration Variance was approved on May 20, 2010 for the clearing and replanting of trees.

The general area contains a mixture of uses and zoning. Undeveloped property (zoned R-2 and O-2) is located north and west of the subject property. A large mobile home park and office warehouse development are located across Shackleford Road to the east. A mini-warehouse development and office warehouses are located to the south. Additional commercial and light industrial uses are located to the east and west along the Colonel Glenn Road corridor.

The City’s Future Land Use Plan designates this property as Residential High Density (RH). A Land Use Plan Amendment to Service Trades District (STD) is a separate item on the agenda.

Staff is supportive of the requested rezoning to O-2. Staff views the request as reasonable. Staff feels that a church or office park development will be a nice addition to the existing use mix in this area near the intersection of I-430 and Colonel Glenn Road. The proposed O-2 zoning would represent a continuation in the existing O-2 zoning immediately west of this property. Staff believes that the proposed O-2 zoning of this property will have no adverse impact on the adjacent properties or the general area. O-2 is a site plan review district and any proposed development will require review and approval by the Planning Commission.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested O-2 rezoning.

PLANNING COMMISSION ACTION:

(APRIL 21, 2016)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval. Staff informed the Commission that the applicant amended the application by reducing the area proposed for rezoning to only the north

10 acres of the overall 20 acre tract. There was no further discussion. The item was placed on the consent agenda and approved as amended. The vote was 11 ayes, 0 noes and 0 absent.