

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-147

Property Owner: Tawanta Johnson

Petitioner: Tawanta Johnson

Location: Approximately .90 acres located on the northwest corner of Hovis Road and Wildwood Avenue

Center, Corridor or Wedge: Wedge

Request: R-5, single family residential and R-8 MF (CD), multi-family residential conditional to INST (CD), institutional conditional district

Summary

This petition proposes to rezone approximately .90 acres for the expansion of an existing child care center.

Background

In 2002, a portion of the property (.47 acres) was rezoned from R-5 to R-8MF (CD) to allow development of a childcare center for approximately 29 children (2002-028).

Consistency and Conclusion

Adopted plans and policies are silent with regard to location criteria for institutional uses such as day care centers. Generally, childcare centers should be located near single-family residential areas with access from a thoroughfare. Therefore, this petition may be considered appropriate for approval from a land use perspective upon resolution of the outstanding site plan issues.

Existing Zoning and Land Use

The majority of the site is developed as a child care center. A small portion to the rear is currently zoned R-5 and is occupied by a residential structure. Properties to the north, northwest and northeast are vacant or occupied with single family and multi-family residences, with the exception of a nonconforming business use at the southeast corner of Blackmon Street and Hovis Road, and a religious institution farther east on Hovis Road. There are two churches located on the south side of Hovis Road and one multi-family property located on the southwest corner of Hovis Road and Ponderosa Street. All other properties south of the subject property contain single-family residences or are vacant.

Rezoning History in Area

The majority of properties located at the intersection of Hovis Road and Hoskins Road, along the north and south sides on Hovis Road between Interurban Avenue and Cantwell Street were rezoned in 1989 from R-6MF to R-5 in order to make the zoning consistent with the land use and recommended in the Thomasboro-Hoskins Special Project Plan. The most recent rezoning was the 2002 rezoning of a portion of the petitioned site.

Public Plans and Policies

The *Thomasboro-Hoskins Area Plan* (adopted 2002) recommends single family up to five dwelling units per acre.

The *Northwest District Plan* (adopted 1990) recommends single family up to five dwelling units per acre.

Proposed Request Details

The site plan accompanying this petition shows the existing modular day care center and parking lot. A new modular building will be added to the rear of the lot with four (4) new parking spaces and a driveway off Hovis Road. The existing buffer to the north will remain and a class “C” buffer to the rear will be established.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT has no remaining transportation issues with this rezoning petition.

CATS. CATS has the following comments on this petition.

- The petitioner has incorrectly labeled the actual location of the CATS bus stop. The CATS bus stop (Transit Stop ID#: 12240) is located approximately 50' West from the petitioner's depiction of the bus stop location on the site plan. This should be corrected on the site plan.
- CATS requests a waiting pad constructed at the location of the existing CATS bus stop on Hovis Road (Transit Stop ID#: 12240) constructed to CATS Development Standards 60.01 A.
- CATS requests the petitioner to preserve the sidewalk and existing bus stop located on Hovis Road (Transit Stop ID #12240). Should the petitioner need to temporarily relocate the existing bus stop, the petitioner should contact CATS, prior to demolition or construction, to coordinate the temporary relocation of the existing CATS bus stop.

Storm Water. Storm Water Services has no additional comments at this time.

School Information. This petition will not affect the school system.

Outstanding Issues

Land Use. Adopted plans and policies are silent with regard to location criteria for institutional uses such as day care centers. Generally, childcare centers should be located near single-family residential areas with access from a thoroughfare. This site meets the criteria and is an expansion of an existing facility. Therefore, this petition may be considered appropriate for approval from a land use perspective.

Site plan. The following site plan comments are outstanding:

- The existing parking and maneuvering within the 40-foot setback will be grandfathered. This should be noted on the site plan.
- All CATS and CDOT comments should be addressed.