

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 04

Property Owner: Terry and Stephen McGirt

Petitioner: Terry and Stephen McGirt

Location: Approximately 10.47 acres located north of Shopton Road east of Sandy Porter Road.

Request: R-3, single-family to I-1(CD), light industrial conditional district.

Summary

This request would allow a landscape material sales facility with 7,700 square feet of warehouse space a 2,250 square foot office and storage bins to accommodate storage of landscape products on 10.47 acres.

Consistency and Conclusion

The Westside Strategic Plan recommends business/office park and industrial as long term land uses on these parcels. The Plan acknowledges the nearby Steeleberry Acres and Eagle Lake subdivisions, which are within the 70 and 65 noise contours. The Plan recommends that these areas remain as single-family neighborhoods, and that no rezonings to non-residential districts within or adjacent to these residential areas occur until they are bought in their entirety by the airport or a private developer. This site is adjacent to common open space located in the Eagle Lake subdivision. In addition, the Airport staff has recently expressed interest in rezoning these and other adjacent parcels to a non-residential zoning designation to prevent new single-family homes from being constructed in the noise contours. Therefore, Planning Staff feels that limiting the use on this site to a landscape material sales facility with adequate buffering would not be detrimental to the nearby neighborhoods. This request could be considered appropriate for approval upon resolution of the one outstanding site plan issue.

Existing Zoning and Land Use

The properties to the east and west are occupied by single-family dwellings while the property to the south is vacant. All of these properties are zoned R-3.

Rezoning History in Area

The property to the south across Shopton Road was rezoned to I-1 under petition 2000-87.

Public Plans and Policies

Westside Strategic Plan (adopted 2000). The Westside Strategic Plan recommends business/office park and industrial as long term land uses on these parcels. The Plan acknowledges the nearby Steeleberry Acres and Eagle Lake subdivisions, which are within the 70 and 65 DNL airport noise contours. The Plan recommends that these neighborhoods and adjacent properties remain as single-family, and that no rezoning to non-residential districts occur until these subdivisions are bought in their entirety by the airport or a private developer. This site is adjacent to common open space located in the Eagle Lake subdivision. It should be noted that Airport staff has recently expressed interest in rezoning these and other adjacent parcels to a non-residential zoning designation.

Southwest District Plan (adopted 1991). The Southwest District Plan recommends industrial uses on the subject properties. This plan is superseded by the Westside Strategic Plan.

Proposed Request Details

This request would allow a landscape material sales facility with 7,700 square feet of warehouse space a 2,250 square foot office and storage bins to accommodate storage of landscape products on 10.47 acres. The site plan also includes the following:

- The vegetation within the fifty foot setback along Shopton Road will remain undisturbed.
- The petitioner will dedicate and convey additional right-of-way along Shopton Road to CDOT to total thirty-five feet from the centerline.
- The sales office will have a brick or stone façade.
- Lighting will be fully shielded with full cut-off.
- Signage will be four feet in height with a sign area of thirty-two square feet.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 300 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,000 trips per day. This will have a minor impact on the surrounding thoroughfare system. All other CDOT issues have been addressed.

CATS. CATS has no issues regarding this petition.

Connectivity. A possible future access easement to the property to the east has been indicated on the plan.

Storm Water. Storm Water Services notes that downstream complaints consist of flooding. Additional Storm Water comments are attached. The petitioner has agreed to add all storm water notes.

School Information. This request will not impact the school system.

Outstanding Issues

Land Use. The Westside Strategic Plan recommends business/office park and industrial as long term land uses on these parcels. The plan also recommends that this site remain single-family until the nearby Steeleberry Acres and Eagle Lake subdivisions are bought in their entirety by the airport or a private developer. Due to the limited area of the site and the buffer provided this proposal is considered consistent with the Westside Strategic Plan.

Site plan. The following site plan issue should be addressed:

- The adjoining Eagle Lake neighborhood has expressed concern about impacts to their lake from the development of this site. They are especially concerned with the impact of erosion on their lake. The petitioner should commit to erosion control measures beyond the required minimum.