

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTH CITY SECTOR PLAN AMENDMENT



File Number: 1-A-23-SP Related File Number:
Application Filed: 9/1/2022 Date of Revision:
Applicant: CHRIS AND RENEE HARWELL

PROPERTY INFORMATION

General Location: East side of Stonewell Dr, north of Chapman Hwy
Other Parcel Info.:
Tax ID Number: 123 F A 014 Jurisdiction: City
Size of Tract: 0.57 acres
Accessibility: Access is via Stonewall Drive, a local street with a pavement width of 16 ft within a 25-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: South City Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is located at the entrance of a single family detached residential neighborhood next to a commercial node on Chapman Hwy and an apartment community to the east.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 102 STONEWALL DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: O (Office), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: Yes
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)
Requested Plan Category: O (Office), HP (Hillside Protection)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Jessie Hillman

Staff Recomm. (Abbr.):

Deny the sector plan amendment to O (Office) because it is located at the gateway of an established neighborhood, and it does not meet any of the conditions warranting a change to the land use plan.

Staff Recomm. (Full):

Comments:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There have been no recent developments in this general area that reflect the need for a change in the subject property's land use designation from LDR (Low Density Residential) to O (Office).

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. This section of Chapman Highway and the narrow, local road of Stonewall Drive have not seen improvements that warrant reconsideration of the subject property's residential land use.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The subject property has a dwelling on it that was built in 1940, and it is part of the South Woodlawn Neighborhood. The residential classification is not the result of an error in the plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. There have been no new trends in this area that pertain to the land use designation for the subject property.

2. The property's location next to a welcome sign for the established South Woodlawn Neighborhood makes an office use here possibly damaging to the image and character of the neighborhood.

Action:

Denied

Meeting Date: 1/12/2023

Details of Action:

Summary of Action:

Deny the sector plan amendment to O (Office) because it is located at the gateway of an established neighborhood, and it does not meet any of the conditions warranting a change to the land use plan.

Date of Approval:

Date of Denial: 1/12/2023

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: