

CASE SUMMARY

APPLICATION TYPE: TTCDA

REZONING



File Number: 12-B-23-TOR Related File Number:
Application Filed: 10/31/2023 Date of Revision:
Applicant: TONIA BURRESS

PROPERTY INFORMATION

General Location: North side of Dutchtown Rd, west side of Mabry Hood Rd
Other Parcel Info.:
Tax ID Number: 118 165 & 168 Jurisdiction: County
Size of Tract: 2.203 acres
Accessibility: Access is via Dutchtown Road, a minor arterial street with a 61-ft pavement width within a 126-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: N/A Density:
Sector Plan: Northwest County Sector Plan Designation: MU-SD, NWCO-3 (Mixed Use-Special District, Dut
Growth Policy Plan:
Neighborhood Context:

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

Street: 10105 Dutchtown Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology Park) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services) / (TechnologY Overlay)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the sector plan and surrounding development.

Comments: The subject property is currently zoned BP/TO. The request is for OB/TO.

The decision of this body will be a recommendation to the Planning Commission, which will hear the rezoning and plan amendment requests at its December 14, 2023 meeting (Case 12-H-23-RZ).

PURSUANT TO ARTICLE V, SECTION 1 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE A REZONING MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSED REZONING WITH THE TTCDA COMPREHENSIVE DEVELOPMENT PLAN (THE EQUIVALENT OF THE TTCDA DESIGN GUIDELINES) AND OTHER PLANS AFFECTING DEVELOPMENT WITHIN THE TECHNOLOGY OVERLAY

1. General Plan:

a. This property has single family residences abutting to the north. Office and medium density residential development are appropriate at this location and are consistent with General Plan policy 11.4, which calls for the creation of gradual zoning transition patterns by placing medium intensity zones and uses such as offices, condominiums, and community buildings in between single-family residential areas and higher intensity uses.

2. Northwest County Sector Plan:

a. The proposed OB zone is consistent with the Mixed-Use Special District NWCO-3, which recommends office and technology park uses in this area.

3. Zoning Ordinance:

a. The OB (Office, Medical, and Related Services) zone intended to provide areas for professional and business offices and related activities that require separate buildings and building groups surrounded by landscaped yards and open areas. The intent herein is to provide centralized, compact locations for business offices, clinics, medical, and dental offices near residential neighborhoods.

b. This zone allows the same residential uses that are permitted in the RB zone which include houses, duplexes, multi-dwelling structures or developments and some nonresidential uses.

c. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

B. THE NEED AND JUSTIFICATION FOR THE PROPOSED REZONING

1. This area has seen a transition from commercial and industrial uses to office uses over the past 20 years. In 2002, the nearby properties at 10123 and 10119 Dutchtown Rd were rezoned from BP/TO to OB/TO. When the city implemented the new city-wide zoning code on January 1, 2020, the properties across the street on Dutchtown Road were redesignated from C-6/TO-1 (General Commercial Park) / (Technology Park Overlay) to OP/TO-1 (Office Park) / (Technology Park Overlay).

C. EFFECT OF THE PROPOSED REZONING ON THE SURROUNDING AREA

1. Dutchtown Road and Mabry Hood Road are classified roads, so no traffic through residential streets is required to access the site. Dutchtown Road was widened from a 2-lane road to a 4-lane road with a turn lane and sidewalks in 2007.

Action: Approved

Meeting Date: 12/11/2023

Details of Action: Approve the OB (Office, Medical, and Related Services) zone because it is consistent with the sector plan and surrounding development.

Summary of Action:

Date of Approval: 12/11/2023

Date of Denial:

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: