# CASE SUMMARY

**APPLICATION TYPE: REZONING** 



File Number: 4-F-02-RZ **Related File Number:** Application Filed: 3/13/2002 Date of Revision: Applicant: T. WILLIAM MCCRACKEN Owner:

#### PROPERTY INFORMATION

General Location:	South side Deane Hill Dr., west of Cheshire Dr.		
Other Parcel Info.:			
Tax ID Number:	120 E D 6	Jurisdiction:	City
Size of Tract:	2.8 acres		
Accessibility:	Access is via Deane Hill Dr., a major collector street with 20' of pavement within a 40' right-of-way		

# GENERAL LAND USE INFORMATION

Existing Land Use:	Residence		
Surrounding Land Use:			
Proposed Use:	Attached single family houses		Density: 5.7 du/ac
Sector Plan:	West City	Sector Plan Designation:	Low Density Residential
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	This single family lot is part of older, large lot single family development that has occurred along Deane Hill Dr. under R-1 zoning. Recent development of small lot residential units has occurred under RP-1		

zoning on lots large enough to accommodate a suitable development pattern.

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

Street:

7104 Deane Hill Dr.

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning:	R-1 (Single Family Residential)
Former Zoning:	
Requested Zoning:	RP-1 (Planned Residential)
Previous Requests:	None noted
Extension of Zone:	No
History of Zoning:	None noted for this site, but nearby property has been zoned RP-1 for townhouse development.

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

#### SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

Variances Requested:

S/D Name Change:

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION				
Planner In Charge:	Ken Pruitt			
Staff Recomm. (Abbr.):	DENY RP-1 (Planne	d Residential) zoning.		
Staff Recomm. (Full):	RP-1 zoning should be used for developments of 5 acres or larger, where adequate open space and other residential amenities can be provided. The sector plan proposes low density residential use for this site.			
Comments:	The subject property is too small for development under RP-1 zoning. The MPC staff has established a practice of not supporting RP-1 zoning for properties smaller than five acres. Such a small size cannot allow for a development that has adequate space for proper vehicular circulation and appropriate building orientation next to other residential uses. Exceptions to this practice would be those cases where small lot infill development is being proposed next to other planned residential projects and requests for the purpose of adding on to an existing RP-1 residential development. Recent planned residential developments to the east of this property have occurred on contiguous lots zoned RP-1.			
MPC Action:	Denied (Withdrawn)		MPC Meeting Date: 6/13/2002	
Details of MPC action:	WITHDRAWN			
Summary of MPC action:				
Date of MPC Approval:		Date of Denial:	<b>Postponements:</b> 4/11/02-5/9/02	
Date of Withdrawal:	6/13/2002	Withdrawn prior to publication?:	Action Appealed?:	

No. of Lots Approved: 0

### LEGISLATIVE ACTION AND DISPOSITION

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:

Legislative Body: