

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 6-A-22-SP Related File Number: 6-H-22-RZ
Application Filed: 4/22/2022 Date of Revision:
Applicant: SAAD KADO / SHINING STAR PROPERTIES, LLC

PROPERTY INFORMATION

General Location: North side of Barnard Rd., west of Sood Rd.
Other Parcel Info.:
Tax ID Number: 92 022 Jurisdiction: County
Size of Tract: 2.4 acres
Accessibility: Access is via Barnard Road, a local street with a 16-ft pavement width within a 45-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential
Surrounding Land Use:
Proposed Use: Density: 12 du/ac
Sector Plan: Northwest County Sector Plan Designation: LDR & HP
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This area is comprised of a mix of detached single family homes, forested land and townhome subdivisions.

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

Street: 2834 Barnard Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential)
Previous Requests:
Extension of Zone: Extension of PR zoning, but not of plan designation
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & HP (Hillside Protection)
Requested Plan Category: MDR (Medium Density Residential) & 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 MDR (Medium Density Residential) because it does not meet the location criteria, or the requirements for an amendment.

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) The properties west of the intersection of Sood Road and Barnard Road have remained forested and low density residential for over 30 years. While there have been recent developments of medium density residences to the east, these are outliers in an area of established low density neighborhoods.

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

1) There are no new roads or utilities in the immediate area that were not anticipated in the sector plan. A 450' length of Barnard Road was slightly expanded to a 20-ft pavement width between Sood and Woods-smith roads as a condition for recent multifamily development there. However, the majority of Barnard Road is a winding, wooded, 16-ft wide local street without a centerline. This local street does not make medium density residential development more feasible.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1) There are no significant errors or omissions in the sector plan as it relates to the subject property.

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

1) Sood Road marks a distinct transition from a pocket of medium density residential properties to low density detached homes. There are no development trends in the neighborhood where the subject property is located that warrant reconsideration of the LDR (Low Density Residential) designation in the sector plan.

Action:

Denied

Meeting Date: 6/9/2022

Details of Action:

Summary of Action:

Deny the sector plan amendment to MDR (Medium Density Residential) because it does not meet the location criteria, or the requirements for an amendment.

Date of Approval:

Date of Denial: 6/9/2022

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: