

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

SOUTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 8-A-18-SP Related File Number: 8-E-18-RZ
Application Filed: 6/1/2018 Date of Revision:
Applicant: SCOTT DAVIS

PROPERTY INFORMATION

General Location: Southeast side Westland Dr., northeast of Heritage Lake Way
Other Parcel Info.:
Tax ID Number: 144 03004 Jurisdiction: County
Size of Tract: 19.13 acres
Accessibility: Access is via Westland Dr., a minor arterial street with 38' of pavement width within 80' of right-of-way, or Heritage Lake Blvd., a local boulevard street with two 17' wide lanes within 80-90' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Apartments
Surrounding Land Use:
Proposed Use: Apartments Density: 14 du/ac
Sector Plan: Southwest County Sector Plan Designation: LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area west of the I-140/Westland Dr. interchange has been developed with commercial, office and low to medium density residential development.

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

Street: 1105 Lake Heritage Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning: PR (Planned Residential) at up to 14 du/ac
Previous Requests: Rezoned from PR (3) to PR (5) in 1999 (6-M-99-RZ).
Extension of Zone: No
History of Zoning: The overall 100 acre PR parcel was approved for a density increase from 3 du/ac to 5 du/ac in 1999 (6-M-99-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category: HDR (High Density Residential)

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: Michael Brusseau

Staff Recomm. (Abbr.): DENY the requested HDR (High Density Residential) sector plan designation.

Staff Recomm. (Full): Redesignation of this site for high density residential uses would result in potential overdevelopment of the remaining PR zoned area to the south. Although the subject property containing the apartments is already developed at the proposed density, that plan was approved under the current LDR designation, allowing the units to be clustered in the less steep portions of the site and preserving the steeper portions of the site, consistent with the intent of PR zoning on slope constrained sites.

At the 9/24/18 County Commission meeting they referred the item back to MPC for a Sector Plan Amendment to change the 19 acres from Low Density Residential to High Density Residential; and to change the zoning on the remaining 51 acres to 4.5 units per acre for PR.

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

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

There are no properties in the area that are designated for either high or medium density residential uses, so no government policy exists to help justify the requested HDR plan amendment.

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

Westland Dr. has been widened to three lanes to the east, but the land use plan still proposes LDR uses for the area. Westland Dr. is still just two lanes to the west of the site. The Southwest County sector plan has been updated since these improvements were made and no significant changes were proposed for this area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

The current LDR designation of the site is intentional and appropriate, considering the steep slopes on the remainder of the site.

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

No trends have emerged since the 1999 rezoning of the subject property or since the 2016 update of the Southwest County Sector Plan that would warrant the requested change to the sector plan.

Action: Denied

Meeting Date: 11/8/2018

Details of Action:

Summary of Action: DENY the requested HDR (High Density Residential) sector plan designation.

Date of Approval: Date of Denial: 8/9/2018

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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: