

Zoning Case 10 – 101 Creek Road (Zoning Amendment) Staff Report

Applicant Information

Monty McNair, owner

Hearing Dates

March 23, 2010	Planning & Zoning Commission
April 13, 2010	City Council

Location

101 Creek Road

Requested Action

The owner is requesting a zoning amendment from current zoning of SF-1 (Single Family Residential - Low Density) to GR (General Retail).

Site Characteristics

The tract presently is developed as a single-family residence with some outbuildings. The site has Hwy 290 frontage, but is unusable for access, though would provide the ability for signage facing the highway which has obvious commercial value. The rear of the tract has a bluff overlooking Milk House Hollow which restricts the available area of land for further development.

Analysis

The tract is located across the street from Pioneer Bank which is zoned CS, and is used as a commercial lot. The tract's positioning on the corner of US Hwy 290 and Creek Road presents itself as a potentially viable commercial tract.

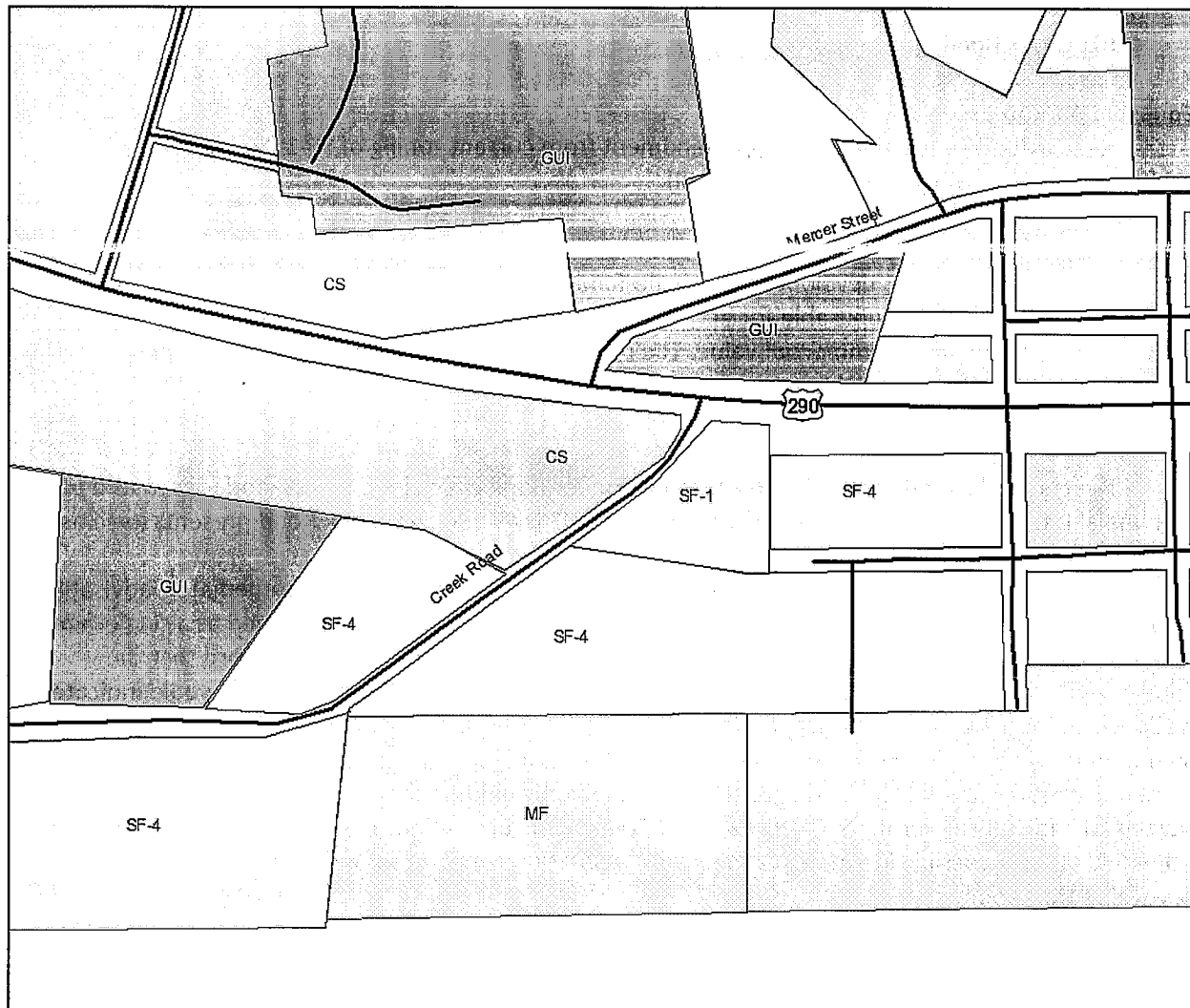
The zoning that is requested is of a higher zoning hierarchy than what is immediately advisable to approve next to a single-family use and a residential district (103 Creek Road is used as a single-family residence and is zoned SF-4 – Two-Family Residential – Duplex). It is noted for the record that the property next door is single-family residential low density in use, but the duplex zoning would indicate an allowance for a higher commercial zoning, perhaps LR. Without a known planned future commercial use the GR designation is too wide-open for potential uses adjacent to a residential use which could create a situation in conflicting land uses that is avoidable by limiting the commercial zoning district for now until a known use is brought to the P&Z and Council for reconsideration of the zoning amendment that would allow a possible increase in zoning with restrictions or even a Conditional Use Permit approval at that point.

Other considerations involved are the small lot size and that the lot has a significant amount of its acreage located in the area of Milk House Hollow below the bluff on the east side of the property. These factors would limit the available area for reconstruction of a building and parking for future commercial use.

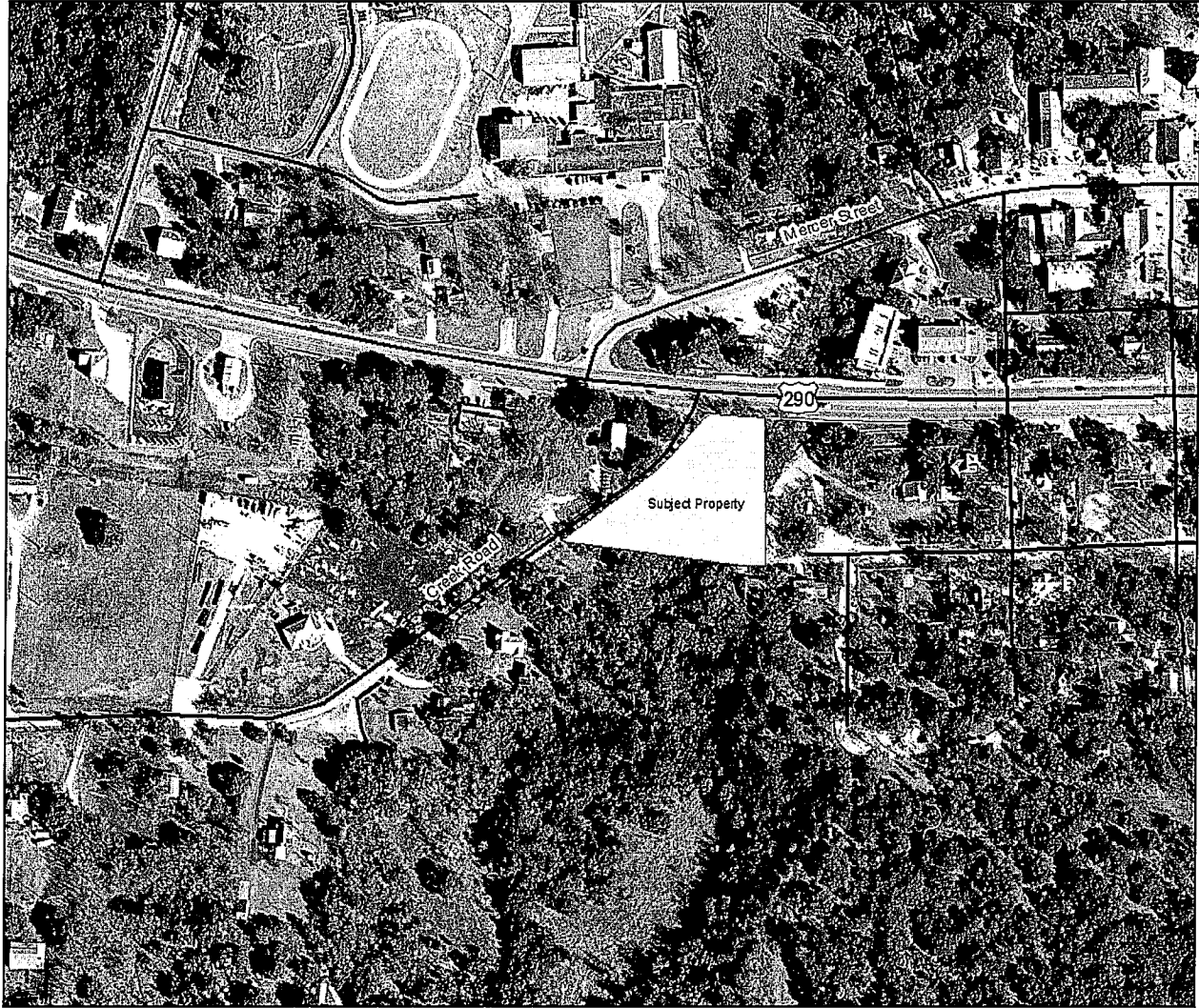
Staff Recommendation

Staff recommends approval of the Zoning Amendment; however, staff's recommendation is that it be approved as an O (Office) zoning district to limit the possibilities of commercial development adjacent to a residential use and zoning district until such time as another amendment is sought by the applicant or future applicant with a specific use in mind that would allow a better evaluation of the potential land use conflicts, if any, with the adjacent and neighboring tract. Even with the consideration of the adjacent district being duplex, the O district still maintains a limited commercial use possibility until we have more information.

Current Zoning



Current Aerial of surrounding area



Parcel

