

SEPTEMBER 11, 2003

3900, 4000 BLKS MEDLEY RD

ZONE CHANGE

From: A-U Urban Agriculture

To: R-1C Single-Family Residential

Acreage: 4.519 acres

Applicant: Robert J. Wimsatt (0309.1532)

Property Zone Existing Use	to North EX-1 Woodlands	
to West R-1C Single-family Residential	Subject A-U → R-1C Vacant	to East R-1C Single-Family Residential
	to South R-1C Single-family Residential	

GENERAL LAND USE CRITERIA Apply, if marked below:

Described in Comprehensive Plan on pages 445-448

Environmental ☒

- E1** Flood Plains
- E2** Steep Slope
- E3** Historical & Archaeological Sites
- E4** Soils
- E5** Plant & Animal Life

Urban Services ☒

- ☒ **U1** Roadway Capacity
- ☒ **U2** Electricity Supply
- ☒ **U3** Water Supply
- ☒ **U4** Stormwater Disposal
- ☒ **U5** Sanitary Sewage Disposal

Development Patterns ❖

- D1** Land-Use Intensity, Clusters and Buffers
- D2** Land Use versus Street Function
- ❖ **D3** Intersection & Driveway Spacing
- D4** Roadway Buffer Standards
- D5** Lot Sizes & Proportions
- ❖ **D6** Residential Development
- D7** Non-Residential Development
- D8** Building Quality

Proposed Zone & Land Use Plan

The applicant is seeking an R-1C Single-Family Residential zone. The subject property is located in an Urban Residential Plan Area, where urban low-density residential uses are appropriate in limited locations.

SPECIFIC LAND USE CRITERIA

- (a) Building and lot patterns** should conform to the criteria for “Urban Residential Development” (D6).
- (b) Existing, expanded or new sanitary sewers –** Urban low-density residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.

Applicant's Findings

Applicant is seeking a R-1C Single-Family residential zone. The subject property is located in an Urban Residential Plan Area, where urban low-density residential uses are appropriate in limited locations. Urban residential use consists of dwellings located in areas with sanitary sewer, at densities generally up to 9 dwelling units per acre. This use exists widely in Central Residential and Urban Residential Plan Areas.

The subject property consists of 4.519 acres situated on the south side of Medley Rd between Turtle Creek and Doe Ridge Subdivisions. The proposed lot layout as shown on the preliminary subdivision plats provides for a total of 16 single-family lots to be developed. Proposed are ten (10) lots in Creekview Subdivision along Creekview Ct and six (6) larger lots fronting along Medley Rd. The resulting overall density for the subject parcel is 2.8 units per acre. The proposed use complies with all applicable criteria of the Comprehensive Plan, as follows:

Building and lot patterns shall conform to the criteria for “Urban Residential Development” (D6) as follows: Residential areas should promote a sense of community by providing a variety of housing types suitable to a variety of people. Housing densities should be consistent with the character of streets and urban services in the neighborhood. Buildings should be designed and arranged so that they do not become irritants within the neighborhood. When land is proposed to be developed or redeveloped for urban-density residential uses, such development should be designed as either a “regular subdivision” or a “planned development”.

Urban low-density residential uses should occur only

where sanitary sewer systems exist or may be expanded, or where new systems may be properly established. The preliminary subdivision plat of the subject development includes construction plans for extending sanitary sewer services. This plan has been reviewed and approved by R.W.R.A.

The proposed zoning change is in compliance with the Comprehensive Land Use Plan and meets all applicable criteria thereof.

Planning Staff Review

The subject property is located in the 3900 and 4000 blocks of Medley Rd between Doe Ridge Subdivision and Turtle Creek Subdivision. Two preliminary subdivision plats have been submitted in conjunction with this rezoning proposal. Land use criteria applicable this request are reviewed below.

GENERAL LAND USE CRITERIA

Environment

No important environmental criteria apply to the subject property.

Urban Services

All urban services are available to the site, including sanitary sewers, which are proposed to be extended to serve the subject property with RWRA approval.

Roadway Capacity

Medley Rd, classified as a major collector, has a pavement width of approximately 18 feet with no curbs and gutters. Prior to development of Turtle Creek and Doe Ridge subdivisions, the road served as access for only a few developed properties surrounded by farmland.

Zone changes and subdivision approvals have occurred to date based on the roadway capacity being adequate to serve these new developments without overburdening Medley Rd. A total of 138 lots have been approved to date. The addition of 16 lots as proposed on the preliminary subdivision plats submitted in conjunction with this rezoning request should not significantly lower the level-of-service on Medley Rd. Peak hour traffic would total approximately 154 vehicles, 10% of the average trips per day of 1540. A minor collector street is proposed in the conceptual transportation plan on file to eventually extend west from the currently developed area to Booth Field Rd. This will provide an alternate vehicular route to serve the surrounding Doe Ridge and Turtle Creek Subdivisions in addition to Medley Rd.

The Transportation Planner at GRADD has previously reviewed the conceptual plan for this proposed transportation plan and will advise the Planning Staff when improvements to Medley Rd are warranted by future development to maintain its acceptable level of service.

Development Patterns

The subject property fronts on Medley Rd and was remaining property upon the approval of Doe Ridge and Turtle Creek Subdivision, both of which are currently zoned R-1C Single-Family Residential. The applicant wishes to zone this remainder from A-U to R-1C and to develop it under two regular subdivisions, one containing six lots with frontage on Medley Rd and the other containing ten lots fronting a new street, Creekview Court.

Intersection & Driveway Spacing

Medley Rd is classified as a major collector with a spacing standard of 250 feet between intersections or driveway access points. The applicant's preliminary subdivision plan provides for the access point for the proposed Creekview Ct a distance of 250 feet west of the existing centerline of Turtle Creek Dr. The first access point for the six lots fronting on Medley Rd is proposed to occur at a distance 250 feet west of the centerline of proposed Creekview Ct with subsequent shared access points at 250 feet spacing along Medley Rd. The City Engineer will evaluate stopping sight distances during his review of the preliminary subdivision plats.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is in compliance with the community's Comprehensive Plan. The property adjoins R-1C Single-Family Residential zoning to the east, west and south. Sanitary sewer lines have been designed and approved by RWRA. Two "regular subdivisions" have been proposed, which meet the density requirements for the R-1C zoning classification. Residential areas should promote a sense of community by providing a variety of housing types suitable to a variety of people. Housing densities should be consistent with the character of streets and urban services in the neighborhood.

Planning Staff Recommendations

Staff recommends approval because the applicant's proposal is in compliance with the community's adopted Comprehensive Plan. This recommendation is made subject to the condition and findings of fact that follow:

Condition:

1. Access points on Medley Rd shall be limited to the access points as located on the preliminary plats submitted in conjunction with this rezoning request. The access point for proposed Creekview Ct shall be located a minimum distance of 250 feet from the centerline of Turtle Creek Dr. Additional access points shall be located spaced 250 feet apart, the first point being 250' feet west of the proposed centerline of Creekview Ct., with the last access point being 282 feet east of the centerline of Deer Haven Dr.

Findings of Fact:

1. The subject property is located in an Urban Residential Plan Area, where urban low-density residential uses are appropriate in limited locations;
2. The subject property immediately adjoins R-1C Single-Family residential zoning and urban low-density residential uses to the east, west and south;
3. Sanitary sewers are proposed to be expanded to the subject property; and,
4. The proposed development of the subject property should not significantly lower the level-of-service for vehicular traffic on Medley Rd.