

Tony McIlwain

Request for FLUM Amendment

From: Charlotte Humpherys
Sent: Friday, May 29, 2015 10:37 AM
To: Tony McIlwain
Subject: FW: Bingle Rezoning Case

From: Joshua Welch [<mailto:jwelch@wbdevelopment.com>]
Sent: Friday, May 15, 2015 3:43 PM
To: Charlotte Humpherys
Subject: Bingle Rezoning Case

Charlotte,

The Comp Plan and amendment process has several factors the city should ensure, but two factors are the development compatibility and infrastructure availability surrounding a property. The proposed amendment for a zoning of R-1 better fits with the surrounding areas that have already been developed, and many infrastructure improvements have taken place - and are taking place - to support this amendment. This property also sits in close proximity to both KISD's Career Center and the University, which demand greater density than a suburban residential zoning. P&Z has previously approved a FLUM change and zoning request for R-1 on this property.

Here is how our request affects the Factors to Consider during plan amendment:

1. Consistency with the principles and policies set forth in the plan:
This amendment is consistent with the principles and policies set forth in the plan because it better fits with the surrounding developed property and because infrastructure is readily available.
2. Adherence with the Future Land use & Character Map:
The proposed amendment does adhere with the Future Land Use and Character because the plan is "a flexible document allowing for adjustment". As well, "Minor plan amendments may be proposed at any time".
3. Compatibility with the surrounding area:
The areas that currently surround the applicant's property are zoned R-1 and R-1A. A designation of R-1 is most compatible with the surrounding areas.
4. Impacts on infrastructure (water, wastewater, drainage, and transportation):
Infrastructure is currently in place to support this amendment.
5. Impact on City's ability to provide, fund, and maintain services:
This impact would not adversely impact the City's ability to maintain its services.
6. Impact on environmentally sensitive and natural areas:
There are no environmentally sensitive or natural areas to impact in this area.
7. Whether the proposed amendment contributes to the overall direction and character of the community as captured in the plan (plus ongoing public input):
The amendment does contribute to the overall direction and character of the community. This amendment would better support the growth of the KISD career center, future growth of the city, and better support the University.

Josh Welch
W&B Development
Office: (254) 953-5353 ext. 1239