

CITY COUNCIL MEMORANDUM

AGENDA ITEM

**COMPREHENSIVE PLAN FUTURE LAND USE
MAP (FLUM) AMENDMENT: 'GENERAL
RESIDENTIAL' TO 'GENERAL COMMERCIAL'**

ORIGINATING DEPARTMENT

PLANNING & DEVELOPMENT SERVICES

Nature of the Request

This is a request to revise the Comprehensive Plan's Future Land Use Map (FLUM) to change approximately 5.364 acres of land currently designated as 'General Residential' to 'General Commercial'. The property is located approximately 1,100 feet south of the E. Elms Road, along the west right-of-way of Old Florence Road.

The applicant has submitted a concurrent request to rezone the subject property from R-1 (Single-Family Residential District) to B-5 (Business District).

Land Use Analysis

Land Use Plan: The property is designated as 'General Residential' on the Future Land Use Map (FLUM) of the Comprehensive Plan.

Plan Recommendation: The Comprehensive Plan calls for detached residential dwellings; attached housing types subject to compatibility and open space standards (e.g., duplexes, townhomes, patio homes) Planned developments, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards; Public/institutional; Parks and public spaces.

The proposed revision to the property would result in a 'General Commercial' designation on the Future Land Use Map (FLUM) of the Comprehensive Plan. This designation calls for a wide range of commercial, retail and service uses, at varying scales and intensities depending on the site.

Figure 1. Future Land Use Map (FLUM)

See Attachment

Factors to Consider

Scope of Amendment: Is the proposed map change limited to one or a few parcels, or would it affect a much larger area? *The amendment is limited to approximately 5.364 acres.*

Change in Circumstances: What specific conditions (e.g., population size and/or characteristics, area character and building form, property/structure conditions, infrastructure or public services, market factors including need for more land in a particular designation, etc.) have changed sufficiently to render the current map designation(s) inappropriate or out-of-

date? *Staff is not aware of any circumstances that would render the current map inappropriate or out-of-date. However, Chapter 2, page 2.15 of the Comprehensive Plan speaks to neighborhood-scale commercial uses being encouraged on sites and in locations within or near 'General Residential' areas.*

Consistency with Other Plans: In addition to the Comprehensive Plan, is the proposed map change consistent with the intent and policy direction of any applicable small area plans, utility or drainage plans, or other City plans? *This proposed amendment does not impact any public works planning efforts or other city plans.*

Adequate Information: Do City staff, the Planning and Zoning Commission, and/or City Council have enough and appropriate information to move ahead with a decision (e.g. utility capacity, potential traffic impacts, other public service implications, resident/stakeholder concerns and input)? *Staff has sufficient information regarding utility capacity. Staff does not have any information from the applicant regarding traffic impacts as the request is speculative in nature; however the area has direct access to Old Florence Road, which is a 70' collector on the City's Thoroughfare Plan.*

Stakeholder Input: What points, concerns, and insights have been raised by area residents, property owners, business owners, or others? *With the exception of listing this action as a public hearing item on the Planning and Zoning Commission's agenda, there is no public notice requirement for this amendment request; however, staff did not receive any stakeholder input during the Planning and Zoning Commission's public hearing on this item.*

Recommendation

The Planning and Zoning Commission recommended disapproval of an amendment to the Future Land Use Map from 'General Residential' to 'General Commercial' by a vote of 7 to 0. This designation is not consistent with the prevailing residential designation along the western right-of-way of Old Florence Road. The site is not a high profile vehicular corridor. The Commission noted that a range of neighborhood-scale commercial uses are allowed and encouraged within 'General Residential' designated areas and a more restrictive commercial zoning district should be sufficient for the property.