



STAFF REPORT

DATE: January 5, 2021

TO: Kent Cagle, City Manager

FROM: Tony McIlwain, Exec. Dir. of Planning and Development Services

SUBJECT: Comprehensive Plan Future Land Use Map (FLUM) Amendment:
'Suburban Residential' (SR) to 'General Residential' (GR)

BACKGROUND AND FINDINGS:

Summary of Request:

This request, submitted by Jeff Lackmeyer on behalf of Lorie Renegar, is to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change approximately 16.104 acres from 'Suburban Residential' (SR) to 'General Residential' (GR). The subject property is legally described as being approximately 16.104 acres out of the V. L. Evans Survey, Abstract No. 288 and is locally addressed as 952 N. Roy Reynolds Drive. The property is generally located on the east side of Roy Reynolds Drive at the termination of Rustler Drive, south of the Patriot's Ridge subdivision.

Comprehensive Plan Analysis:

The current FLUM designations encourage the following development types:

'Suburban Residential' (SR):

- Detached residential dwellings;
- Planned developments to provide for other housing types in a Suburban character setting;
- Public/institutional; and
- Parks and public spaces.

The requested FLUM designation encourages the following development types:

'General Residential' (GR):

- Detached residential dwellings as a primary focus;
- 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; and
- Parks and public spaces.

Staff Findings:

The City's Future Land Use Map (FLUM) was adopted in 2009 and indicates a transition from high density commercial and residential uses in the northern and central parts of the city to lower intensity residential and industrial uses in the eastern parts of the city. This transition was intentional and was designed to limit high-density residential and commercial uses to the central core of the city, while reserving the eastern parts of the city for less intense suburban uses and varying intensities of industrial uses.

The Future Land Use Map (FLUM) identifies approximately 320 acres of undeveloped land along the eastern edge of the City limits, east of N. Roy Reynolds Drive and South of Rancier Ave., as being intended for 'Suburban Residential' development. Within that area, approximately 273 acres are zoned "R-1" (Single-Family Residential), approximately 32 acres are zoned "R-2" (Two-Family Residential), and the remaining area is zoned a combination of "R-3" (Multi-Family Residential), "B-4" (Business District), "B-5" (Business District), and "M-2" (Heavy Manufacturing).

Planning staff is of the determination that the entire 320 acre area currently identified as 'Suburban Residential' (SR) on the Future Land Use Map should be part of a broader FLUM amendment, which will be initiated by staff at a later date. Further, staff finds that the zoning and FLUM designations for manufacturing uses in this vicinity make the property ill-suited for large single-family home sites. Due to the location and surrounding land uses, staff finds that the subject property would be more suitable for smaller single-family or two-family residential uses. Therefore, staff is of the determination that 'General Residential' (GR) is the appropriate FLUM designation for this area.

THE ALTERNATIVES CONSIDERED:

The City Council may:

- Disapprove the applicant's FLUM amendment request;
- Approve a more restrictive FLUM designation than requested by the applicant; or
- Approve the applicant's FLUM amendment request.

Which alternative is recommended? Staff recommends approval of the applicant's request to amend the Future Land Use Map (FLUM) from 'Suburban Residential' (SR) to 'General Residential' (GR).

Why? Staff finds that the 'General Residential' (GR) designation is appropriate for this tract due to character of the adjacent land uses and prevailing community character.

CONFORMITY TO CITY POLICY:

This FLUM amendment request conforms to the City's policy as detailed in the Comprehensive Plan.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year?

This is not applicable at this time.

For future years?

This FLUM amendment request does not involve the immediate expenditure of City funds. However, subsequent development and dedication of public infrastructure will involve the expenditure of maintenance funds over the life cycle of future development.

Is this a one-time or recurring expenditure?

This is not applicable at this time.

Is this expenditure budgeted?

This is not applicable at this time.

If not, where will the money come from?

This is not applicable at this time.

Is there a sufficient amount in the budgeted line-item for this expenditure?

This is not applicable at this time.

RECOMMENDATION:

The Planning and Zoning Commission recommended approval of the applicant's FLUM request by a vote of 4 to 1, with Commissioner Boyd in opposition.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Legal Department.

ATTACHED SUPPORTING DOCUMENTS:

Maps
Minutes
Ordinance
Considerations