

COMMUNITY PROJECT/ZONING

Ordinance Fact Sheet

Case No. 6000-P-5

Brief Title

Approval Deadline

To consider rezoning about 22 acres from District R-2.5

(Residential dash 2.5) to District R-1.5 (Residential dash 1.5).

160472

Ordinance Number

Details

Specific Address

Generally located on the north side of NW Barry Road on both sides of N. Granby Avenue.

Reason for Legislation

To consider rezoning about 22 acre, from District R-2.5 (Residential dash 2.5) to District R-1.5 (Residential dash 1.5)

Discussion

EXISTING CONDITIONS:

The subject parcel is about 20 acres generally located on the north side of NW Barry Road and on both sides of N. Granby Avenue. The properties are two unplatted tracts of land within zoning District R-2.5 (Residential dash 2.5). The property is heavily wooded. Access to the site is via N. Granby Avenue, a private street which extends northwards from NW Barry Road about 2,000 feet. It provides access to the Garden Village and Cosada elderly facilities. North Granby terminates in a dead end at the main entrance of Garden Village and does not connect to NW 85th Terrace. The western portion of NW 85th Terrace was vacated, leaving an unimproved eastern segment that does not connect to Berkley's Apartments to the east. Northwest Barry Road is an improved four-lane divided street with sidewalks, curbs and gutter.

To the north of the site are Cosada and Garden Village elderly facilities. Existing uses on the south side of NW Barry Road are a vacant parcel, a church and a gas station. s vacant undeveloped land. To the east are some single-family residences and Berkley Apartments and to the west are a single family residence, a multi-tenant retail development and some vacant land along N. Green Hills Road.

ANALYSIS:

The applicant is requesting to change the zoning on the 20-acre tract of land from District R-2.5 (Residential dash 2.5) to District R-1.5 (Residential dash 1.5). The Line Creek Valley Area Plan adopted by Resolution No. 110030 on February 10, 2011 recommends Residential High Density land use designation for this property. This land use designation allows up to 29 units per acre. The proposed R-1.5 zoning is consistent with the Residential High Density land use designation.

Positions/Recommendations

Sponsor	Jeffrey Williams, AICP, Director Department of City Planning and Development
Programs, Departments, or Groups Affected	2nd District (Loar & Fowler)
Applicants / Proponents	Applicant William T. Mann WB Seventee, LLC 9601 N Platte Purchase Rd City Department City Development Other
Opponents	Groups or Individuals Basis of opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission (5-0) 04-19-2016 By Aye: (Baker-Hughes, Crowl, Gutierrez, Martin & May <input type="checkbox"/> For <input type="checkbox"/> Against No action taken <input checked="" type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

Details**CONTINUED:**

Based on the requirements above, the 20 acre parcel with the current R-2.5 zoning will yield 217.8 lots or 348.5 units per acre. The same 20 acres with the proposed R-1.5 zoning will yield 290.4 lots or 580.8 units per acre. This is a difference of 72.6 lots or 232.3 units for the 20 acres.

With the increase in density on the southern 20 acres, staff recommends that N. Granby Avenue be connected to NW 85th Terrace to provide the necessary connection for public safety. Because this is a rezoning without a plan, staff recommends a condition that any proposed development on this parcel be required to submit a development plan to the City Council to ensure that N. Granby properly connects to NW 85th Terrace. Staff also recommends that N. Granby Avenue be improved to a two-lane road with a median to the limit of the parcel to be rezoned at such time as the parcel is developed.

The City Plan Commission recommends approval of the rezoning based on the application, plans, and documents provided for review prior to the hearing with the following condition:

1. The City Council shall approve a development plan for this site prior to issuance of a Building Permit or any development occurring on this site (with the intention of providing connections to properties to the east via NW 85th Terrace).
2. That the developer improve N. Granby Avenue to a two-lane road with a median to the limit of the development at such time that the parcel is developed.

Policy/Program Impact

Policy or Program Change	<input type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	

Finances

Cost & Revenue Projections -- Including Indirect Costs	
Financial Impact	
Fund Source (s) and Appropriation Account Codes	

Fact Sheet Prepared By:

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Staff Planner

Date: 06-09-2016

Initial application filed: 03-03-2016

Reviewed by:

Diane M. Binckley, Division Manager
Development Management

Date: 06-13-2016

Reference Numbers

Case No. 6000-P-5

CONTINUED:

