

Zoning Docket from July 15, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-48	Todd Sinclair, Mungo Homes Properties, LLC for Sunnie M. Thomason Roy Thomason Road 0554080100501 PD, Planned Development to R-S, Residential Suburban	27	Approval	Approval 7-24-19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 15, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Swapping a portion of the PD with a portion that is not part of the PD • Both portions have same owner • Developer is willing to have a community meeting <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Land was supposed to be part of the amenity area • It should be the HOA's land <p>2) Resident</p> <ul style="list-style-type: none"> • HOA is having issues with the developer • Need to stay on top of developers to make sure they are communicating with the community <p>3) Resident</p> <ul style="list-style-type: none"> • Purchased first home in Copper Creek • Ryan Homes were the original developers • Were promised a soccer field as an amenity, soccer field never completed • Concern about more school buses and families moving in • Doesn't want access traffic <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject property is located within the Scuffletown Rural Conservation District and is in the <u>Scuffletown Area Plan Review</u>, where it is designated as <i>Rural Residential</i>. Floodplain is not present on this parcel. There is also no public transportation servicing this parcel, as well as no sidewalks along the subject property.</p> <p>SUMMARY:</p> <p>The subject parcel zoned PD, Planned Development, is 1 acre of property located on Roy Thomason Road approximately 1.25 miles north of the intersection of Lee Vaughn Road and Scuffletown Road. The parcel has approximately 100 feet of frontage along Roy Thomason Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states the proposed land use is for the parcel to be taken out of Copper Creek Planned Development and rezoned back to R-S, Residential Suburban.</p> <p>CONCLUSION:</p> <p>The subject site is currently part of a Planned Development known as Copper Creek, and has</p>					

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	<p>remained vacant throughout the development of Copper Creek. The applicant is now requesting for this parcel to be taken out of this PD and returned to the parcel's original zoning. A piece of a different parcel, that is of the same size, was swapped for this parcel that was then added into the Copper Creek subdivision. Rezoning this parcel to R-S, Residential Suburban would allow the parcel to go back to its original zoning.</p> <p>Staff is of the opinion the requested zoning is consistent with the surrounding zoning and land uses in the area. The requested zoning is also consistent with the <u>Scuffletown Area Plan Review</u> recommending 1 to 2 units per acre.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban.</p>
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DOCKET NUMBER: CZ-2019-48

APPLICANT: Todd Sinclair, Mungo Homes Properties, LLC for Sunnie M. Thomason

PROPERTY LOCATION: Roy Thomason Road

PIN/TMS#(s): 0554080100501

EXISTING ZONING: PD, Planned Development

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 1

COUNCIL DISTRICT: 27- Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in March 1996, as part of Area 11. This parcel has had two previous successful rezoning cases, the first in 2006, CZ-2006-0095, rezoning the property from R-S, Residential Suburban to PD, Planned Development, and the second in 2010, CZ-2010-14, rezoning the property from PD to PD, Major Change.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential
East	R-S	single-family residential
South	R-S and PD	single-family residential and vacant wooded land
West	PD	vacant wooded land

WATER AVAILABILITY: No water availability

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Scuffletown Area Plan Review and is designated as *Rural Residential* which prescribes 1 to 2 units per acre.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	PD	2.15 units/acre	1	271 units
Requested	R-S	1.7 units/acre		1 unit

A successful rezoning will add 1 dwelling unit. 271 units are already approved for the Copper Creek subdivision in totality.

ROADS: Roy Thomason Rd: one-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Lee Vaughn Road	3,880'	4,100	3,700 -9.8%	6,700 +81.1%

ANALYSIS:

The subject property is located within the Scuffletown Rural Conservation District and is in the Scuffletown Area Plan Review, where it is designated as *Rural Residential*. Floodplain is not present on this parcel. There is also no public transportation servicing this parcel, as well as no sidewalks along the subject property.

SUMMARY:

The subject parcel zoned PD, Planned Development, is 1 acre of property located on Roy Thomason Road approximately 1.25 miles north of the intersection of Lee Vaughn Road and Scuffletown Road. The parcel has approximately 100 feet of frontage along Roy Thomason Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.

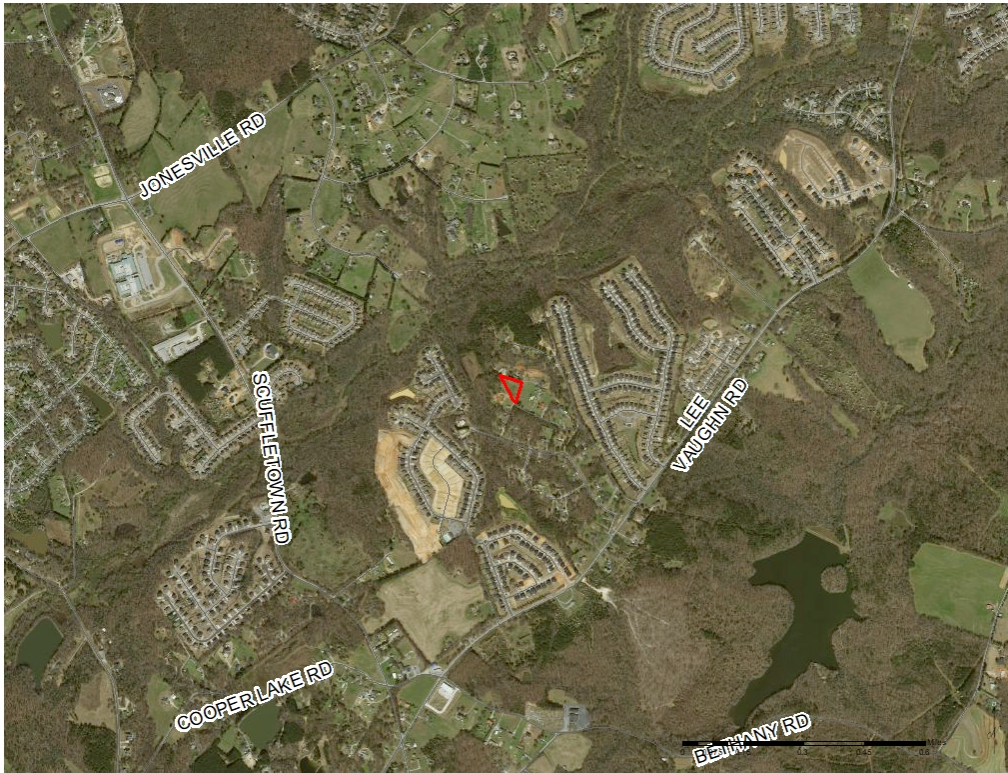
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CONCLUSION:

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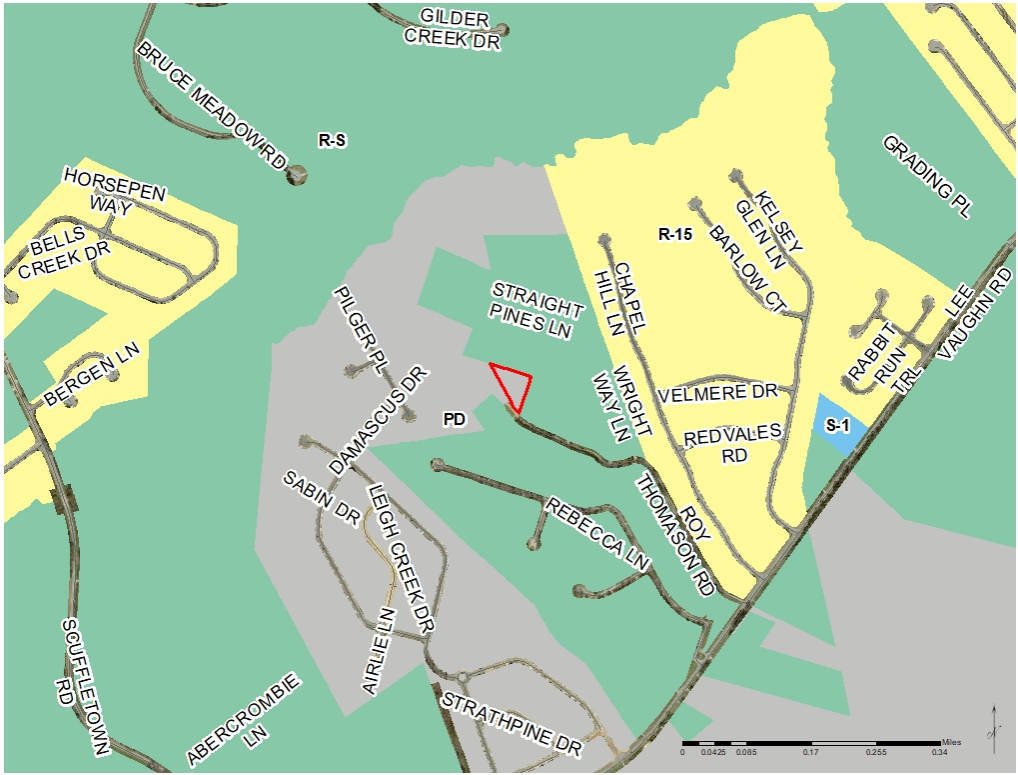
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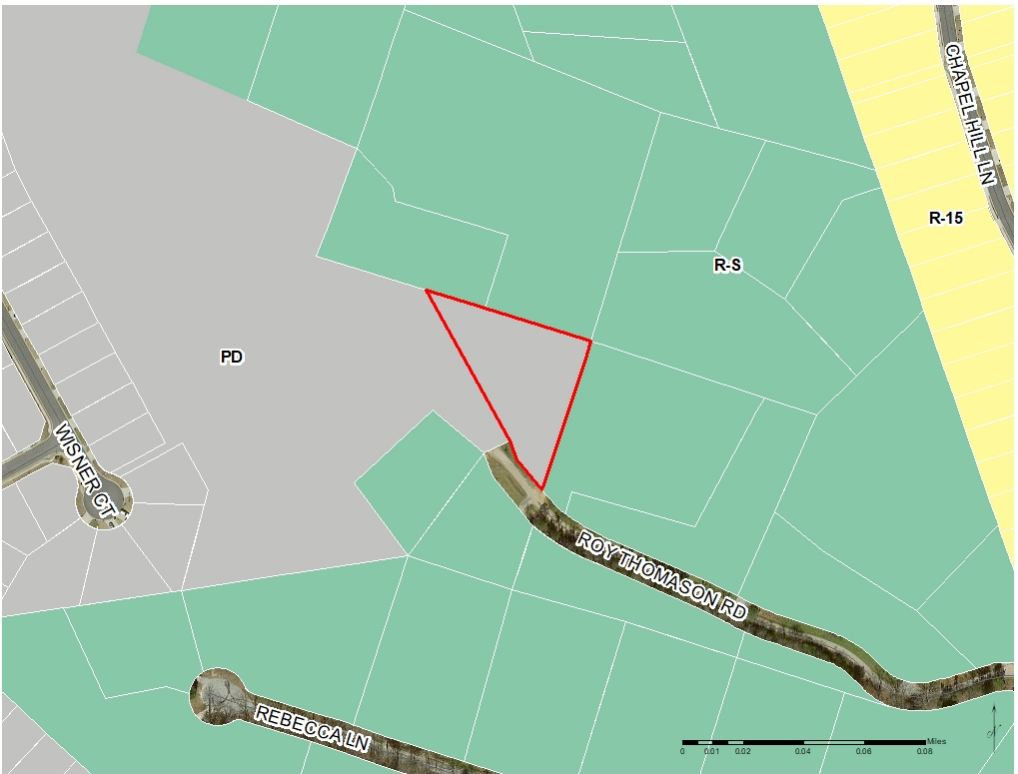


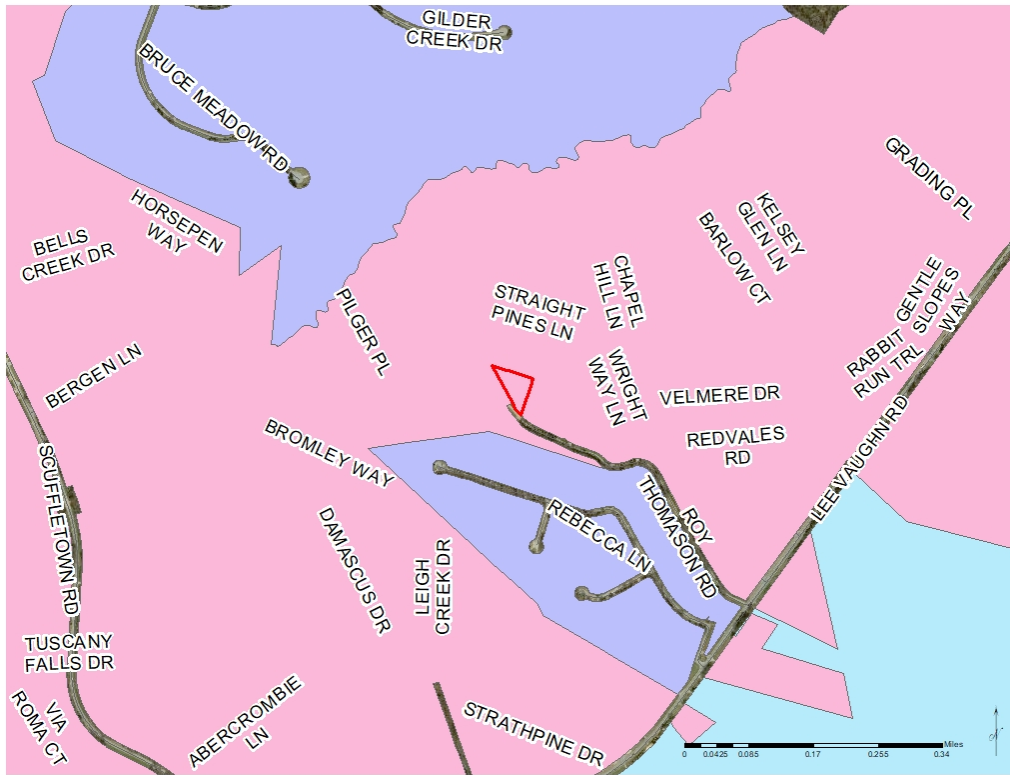
Aerial Photography, 2019





Zoning Map





Future Land Use Map