

Memorandum

To: Planning and Zoning Commission

From: Garrett Langford, Manager of Planning and Zoning

Date: June 12, 2017

Re: Comprehensive Plan Amendment

This memo is related to a zoning change request (File No. Z0517-0005) that is currently under consideration by the Planning and Zoning Commission. The request is to rezone 11.56 acre property located at the southeast corner of the E. Cartwright Road and Wilkinson Road from R-1, Single Family Residential to GR, General Retail. The subject site is designated by the *Mesquite Comprehensive Plan* as Low Density Neighborhood. The Low Density Neighborhood designation is intended for “lower than average densities to provide larger lots and increased privacy, thereby assuring that a full range of housing choices are available in the City.” This memo considers whether the *Mesquite Comprehensive Plan* should be amended to another land use designation that would be compatible with the request to rezone the subject site to the General Retail zoning district.

The primary concern with changing the long term land use policy for the subject site to allow General Retail zoning is whether this will lead to an excessive amount of retail zoning in a defined area. Having an excessive amount of retail zoning can have some negative impacts on the existing retail sites in the surrounding area. Specifically, the *Mesquite Comprehensive Plan* states, “the overabundance of retail zoning plays a role in the creation of vacant buildings and retail centers with low demand.”

The *Mesquite Comprehensive Plan* “indicates existing locations zoned for neighborhood convenience retail in the Community Areas. Due to existing zoning, additional sites are not needed in most areas of the City. Sites should be at an intersection of a major street with a collector street. Additional zoning for convenience retail should generally be at least ½ mile from existing services; however, additional zoning may be appropriate within ½ mile of another retail site when located at a signalized intersection of a collector street with a major street where residential use is not feasible.”

The *Mesquite Comprehensive Plan* identifies that there should be at least a ½ mile buffer between existing retail sites and establishing any new retail sites. A map

attached to this memo shows a ½ mile buffer around the subject property. As the map shows there are a number of existing retail sites that have been developed or remain undeveloped located within the ½ mile buffer.

The subject property is located at the corner of a signalized intersection, which is a circumstance where the Comprehensive Plan identifies as being appropriate to locate a new retail site within the ½ mile buffer of an existing retail site. East Cartwright Road is designated by the Mesquite Master Thoroughfare Plan as a major arterial while Wilkinson Road is designated as a local residential street. While Wilkinson Road is classified as a local street, the City's engineering staff has indicated that Wilkinson Road should be classified as a collector street given that it serves as a connection between E. Cartwright Road to the north and Pioneer Road to the south. While the site is located at a signalized intersection, staff believes that at this time, the area in general has an ample supply of retail sites available for development and that adding to the existing supply of the retail land raises the risk of creating an excessive amount of retail zoning.

If the Commission is supportive of the proposed rezoning, then staff suggests that the Commission move to recommend a map amendment (Attachment 2 and 3) to the Mesquite Comprehensive Plan to change land use designation of the subject site from Low Density Neighborhood Residential to General Business land use designation. The *Mesquite Comprehensive Plan* identifies the General business designation in the following away.

General Business is a designation which is utilized both in the high intensity Development Areas and in the low density Community Areas to indicate the appropriateness of business uses which provide goods and services to the surrounding neighborhoods. In the Community Areas, the general business designation accommodates a wide variety of nonresidential uses serving the surrounding communities. In addition to retail, personal service and office uses, the general business areas accommodate light commercial-type uses including business, commercial and automotive services and trade contractors where no outdoor storage is involved.

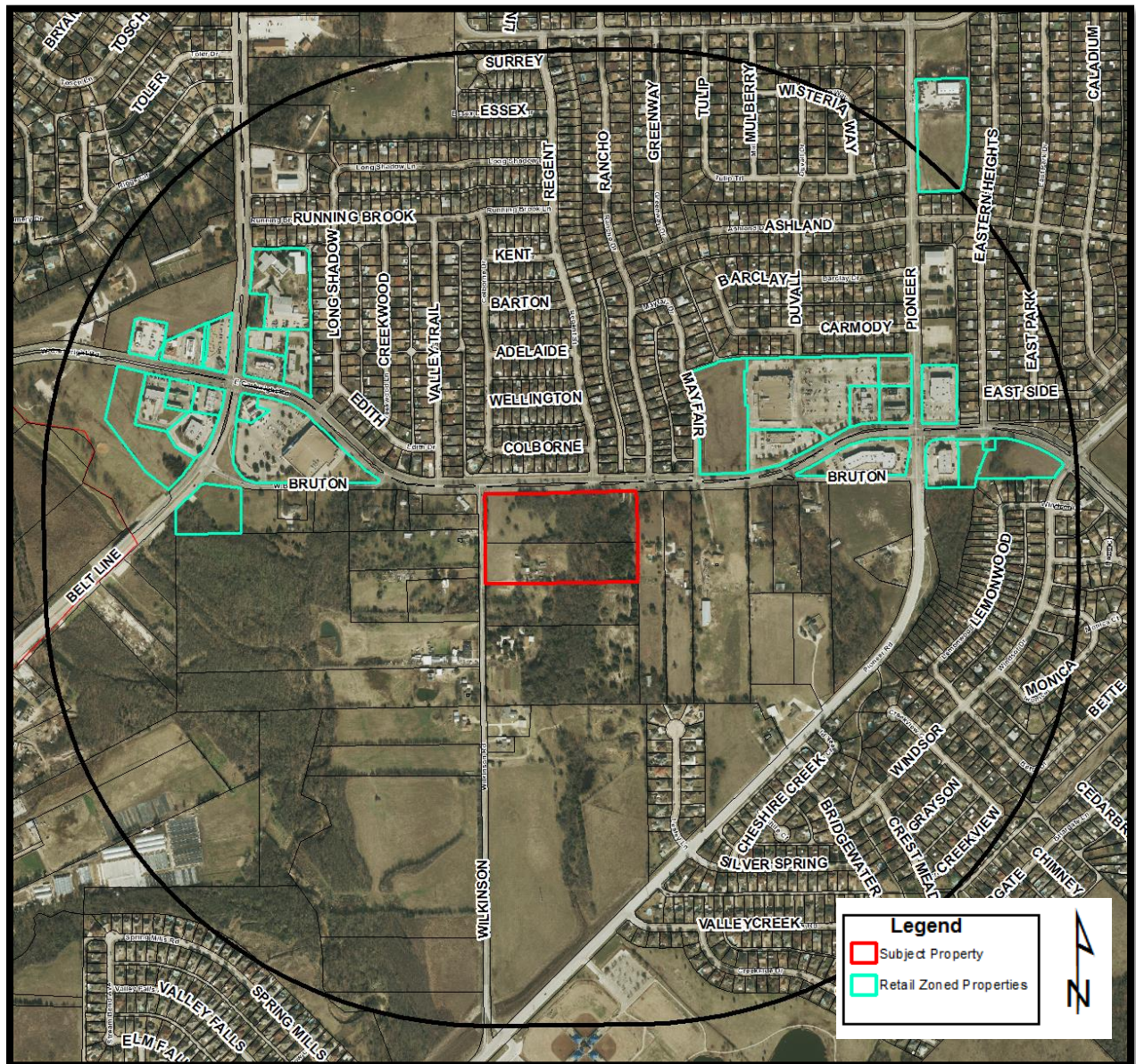
Attachments:

Attachment 1 – ½ Mile Retail Buffer Map

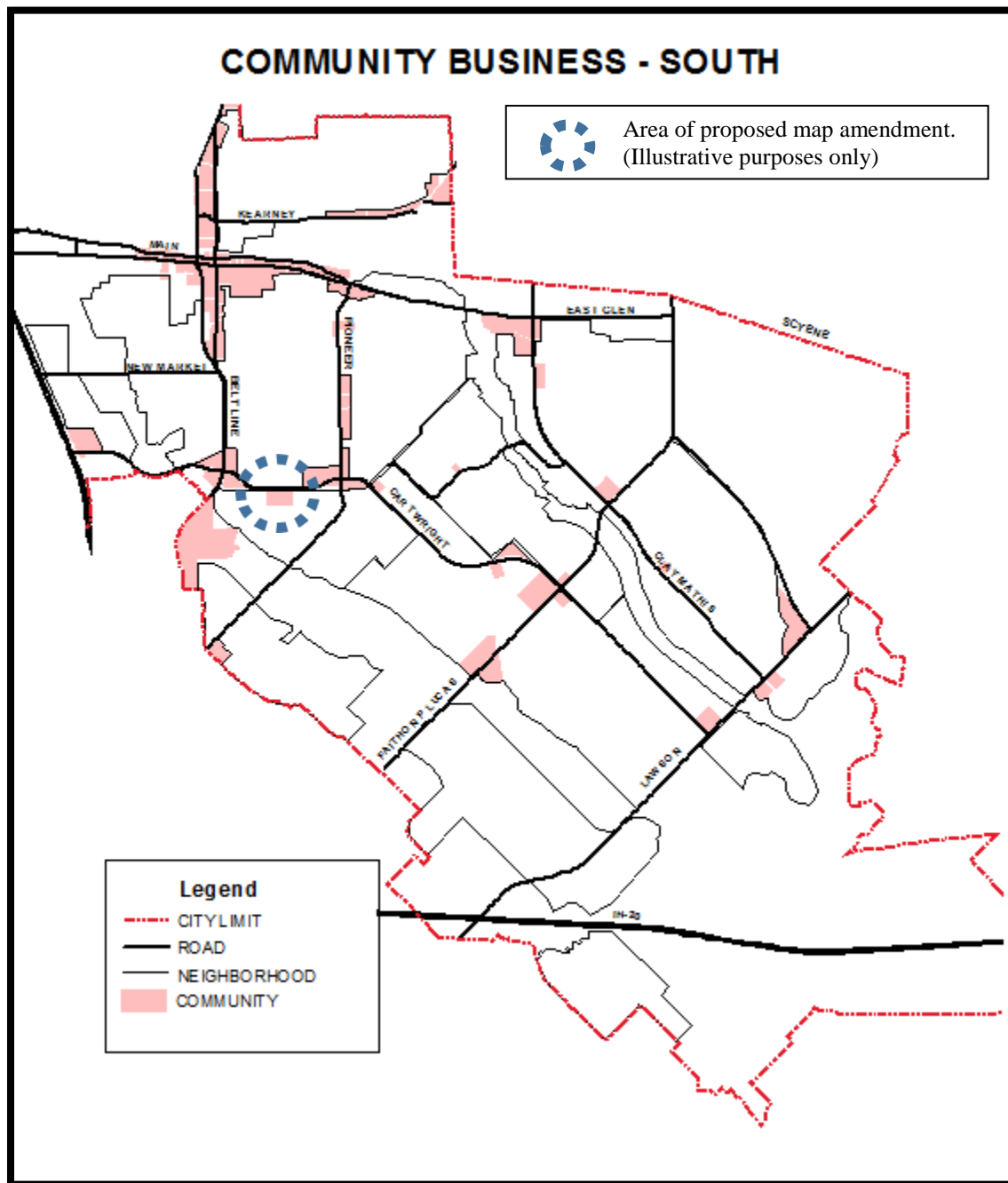
Attachment 2 – Proposed Map Amendment Community Business South

Attachment 3 – Proposed Map Amendment Neighborhood South

Attachment 1 - 1/2 Mile Retail Buffer Map



Attachment 2 - Proposed Map Amendment Community Business South



Attachment 3 - Proposed Map Amendment Neighborhood South

