



PLANNING AND ZONING CASE SUMMARY

BACKGROUND

APPLICANT: Jennifer Keathly on behalf of Donna Woodson

REQUESTED ACTION: Amend the current Planned Development (PD) – Industrial #1848 to allow the property to be developed for a nonresidential use.

LOCATION: 2821 Newsom Road

CASE NUMBER: Z0218-0021

COMMUNITY RESPONSES: One community response form was returned in opposition.

STAFF COMMENTS AND ANALYSIS

The owner of the subject property is wishing to sell the property; however, it has generated very little interest from perspective buyers given the restrictions of the existing PD zoning. These restrictions include prohibiting access to Newsom Road, a 200-foot setback for any development from Newsom Road, visual screening, a 6-foot berm with a 4 to 1 slope, landscaping, and requires all buildings to be 100% masonry construction. The 200-ft setback restriction and prohibition on any future access to Newsom Rd makes the subject property undevelopable. At its deepest point, the property is approximately 217 feet.

The property owner is requesting to remove the PD restrictions that apply to the subject property and to establish appropriate land uses for the subject property. There is no proposed buyer or developer at this time. Amending the existing PD to remove the 200-ft setback, screening, and access restrictions to Newsom Rd will be appropriate as long as it is only for low intensity land uses that would not adversely impact the neighborhood to the south. Staff proposes to amend the PD by removing the restrictions that apply to the subject property and by changing the zoning from PD – Industrial to Office. This would allow the property to be developed as an office use while meeting the Office zoning district development standards.

RECOMMENDATION

At the March 12, 2018, meeting, the Planning and Zoning Commission voted unanimously (7-0) to recommend eliminating the stipulations listed for Tract 4 on the subject property and to rezone the subject property to the Office zoning district.