

Rezoning Request PZ-2022-36 0 Huebner Road

Melinda Moritz
Public Works Director
Planning and Zoning Meeting
December 14, 2022

Summary

- Question
 - The Commission is being asked to consider a recommendation of an Ordinance authorizing a zoning change from B-1 Small Business with Sustainability Overlay (SO) District to R-3 Multiple Family Dwelling District on an approximately 0.854-acre tract of land, being the north 133.20 feet of Lot 7, CB 4445L, Dirt V-Murchison-Huebner Subdivision
 - Located on Huebner Road between Hoofs and Evers Road, adjacent to the silos
- Options
 1. Approval as requested
 2. Approve R-3 with SO requirement
 3. Denial

Request

- To rezone approximately 0.854 acres of land out of Lot 7 CB 4445L, Dirt V–Murchison-Huebner Subdivision
- From B-1 Small Business with SO to R-3 Multiple Family Dwelling zoning, with no SO
- Tract is located in the 7500 block of Huebner Road (adjacent to the silos) and is currently not properly platted

Aerial View



History

- 1985 – 6.8 acres rezoned from R-1 Single Family to B-1 Small Business
- 1991 – a request is ***denied*** to rezone 12.86 acres from B-1 Small Business to B-2 Retail
- 2013 - 1.709 acres of the lot is rezoned from B-1 Small Business with Sustainability Overlay to B-2 Retail with Sustainability Overlay
- 2017 – a request is ***denied*** to rezone this portion of the lot from B-1 with Sustainability Overlay to B-2 Retail with Sustainability Overlay

Surrounding Zoning

- North - developed R-1 Single Family
- South – developed R-1 Single Family
- East – developed R-1 Single Family Dwelling
- West – developed R-6 Garden Home (Pavona Place) and developed and undeveloped B-2 Retail with Sustainability Overlay
 - vacant parcel, Silo Park, Church, DPS Office

Zoning Map



B-1 Uses vs R-3 Uses

- B-1

- Antique store
- Beauty shop
- Church
- Clinic, medical or dental
- Drugstore
- Dry cleaning
- Entertainment – indoor/outdoor
- Grocery store
- Hobby store
- **Inn**
- Office
- **Townhouse, loft, live-work**
- Restaurant
- Salon
- Studio for fine arts

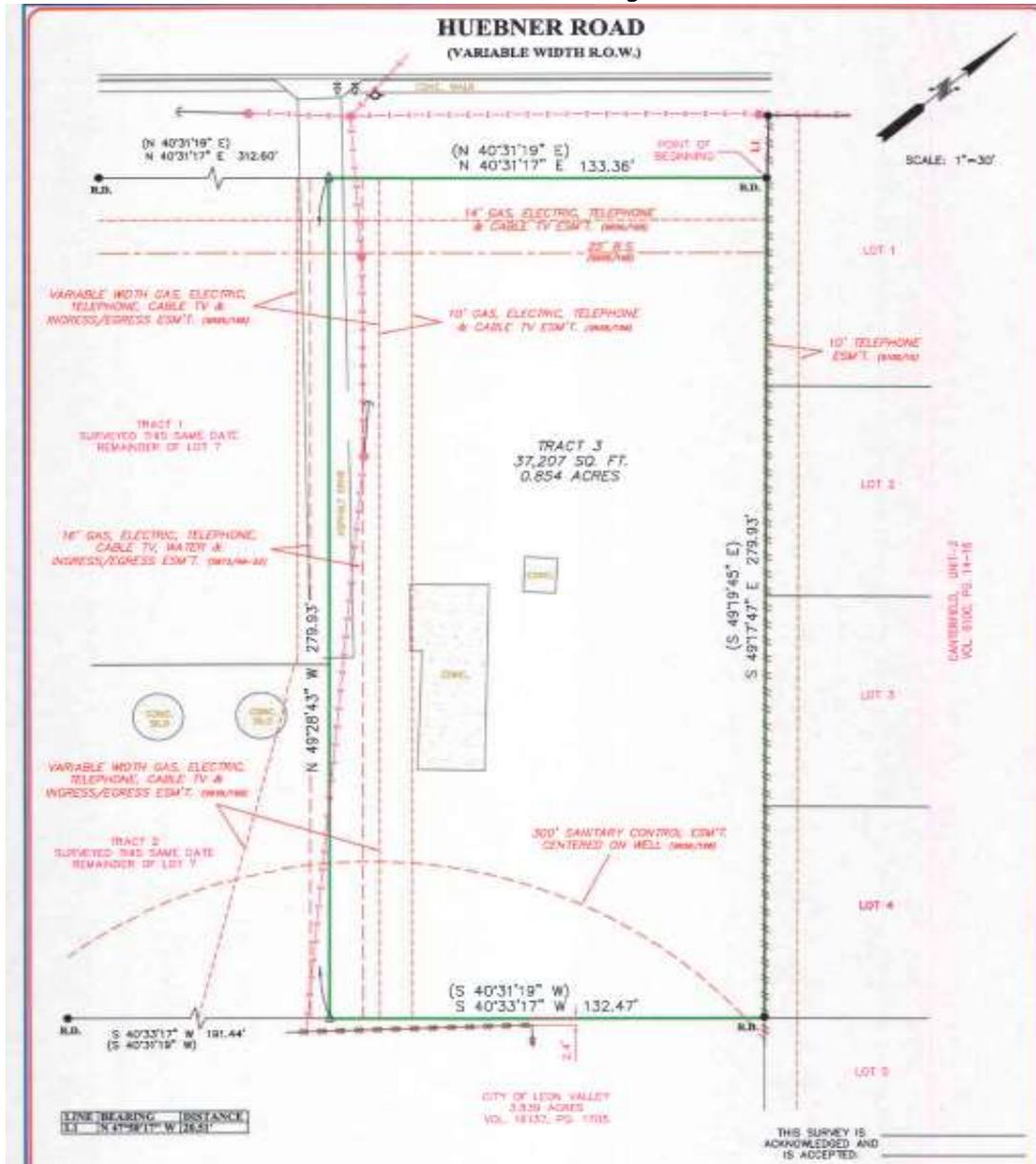
- R-3

- Apartments

Master Plan

- Canterfield Area addresses this area noting that undeveloped land in this area should be considered for rezoning to R-1 Single Family, R-4 Townhouse, R-6 Garden House, R-7 Single Family Medium Density, and MX-1 Mixed Use zoning
- Pavona Place notes that this area includes several large vacant tracts with potential for increased residential development.
- It further states that the area also includes existing vacant areas currently zoned B-1 (Small Business) and B-2 (Retail) that are encouraged to be rezoned as R-1 (Single-Family), R-3A (Multiple-Family Retirement), or R-6 (Garden Home)
- It is also encouraged that any proposed commercial development exceeds open/green space requirements

Survey



Notification Process

- 16 Letters Sent
- 0 In Favor
- 1 In Opposition
- 0 Undeliverable

Fiscal Impact

- The approval of this zone change request will produce additional ad-valorem revenue on this property

Recommendation

- After careful review, Staff recommends approving the request, but adding the Sustainability Overlay District
 - This revision will limit the height of any structures to 45 feet or 2 ½ stories, as the buildings will be within 100 feet of a residential district (Hoofs Lane)
- Applicant has no objection to this change

S.E.E. Statement

Social Equity: Approval of this request would allow for the development of the property for multiple-family use, which would be consistent and compatible with existing surrounding uses.

Economic Development: Tenants in a multiple family zoning district would likely shop locally and generate more sales tax revenue

Environmental Stewardship: Any structures built on this property would have to conform to the 2021 International Energy Code