

Oak Hill Combined Neighborhood Plan
November 6, 2008 City Council Public Hearing
Contested Tracts

Late Backup

Item # 94 PH, 95 PH
NP-2008-0025 C14-2008-0125

| Tract Letter & Address | Current Zoning & Existing Use | Planning Commission Recommendation July 8, 2008 | Staff Recommendation | Planning Contact Team Recommendation | Property Owner/Other Interests Recommendation | Votes Required |
|---|-------------------------------|---|---|--------------------------------------|--|--|
| Contested FLUM Tracts and Contested FLUM/Zoning Tracts | | | | | | |
| <p>AU</p> <p>Agent: Richard Suttle (portion of property fronting US 290 W) ABS 538 SUR 619 MASTON P ACR 9 803</p> <p>Note: FLUM Contested</p> | <p>LR</p> <p>Undeveloped</p> | <p>Neighborhood Mixed Use Land Use</p> | <p>Neighborhood Mixed Use Land Use</p> <p>This property is located along US Highway 290 with LO (limited office zoning district) property adjacent to the tract. The existing zoning on the tract is LR (neighborhood commercial). Therefore, staff recommends neighborhood mixed use to allow for low intensity mix of office, retail, and residential uses along US Highway 290. Neighborhood mixed use land use recommendation is also consistent with the land use recommendations along US Highway 290 adjacent to the subject tract.</p> | <p>Office Mixed Use Land Use</p> | <p>Property Owner (Schmidt Investments) has not submitted a recommendation to staff.</p> <p>Save Our Springs Alliance Recommendation: Neighborhood Commercial Land Use</p> | <p>4 for 1st reading</p> <p>5 for all three readings</p> |
| <p>3&AS</p> <p>Agent: Richard Suttle (west portion of property fronting Highway 290) ABS 538 SUR 619 MASTON P ACR 30.98</p> <p>Note: FLUM and Zoning Contested</p> | <p>DR</p> <p>Undeveloped</p> | <p>Neighborhood Mixed Use Land Use</p> <p>LR-NP</p> | <p>Neighborhood Mixed Use Land Use</p> <p>LR-NP LR-MU-NP <i>McCracken Cole 7-0</i></p> <p>The existing subject tract is fronting US 290 W and the existing zoning on adjacent property is LR (Neighborhood Commercial). Staff recommendation is for LR (Neighborhood Commercial) to be consistent with the existing zoning of adjacent property to the east. The proposed recommendation is also consistent with one of the neighborhood plan goals of allowing for a mix of uses along existing commercial corridors.</p> | <p>Office Mixed Use Land Use</p> | <p>Property Owner (Schmidt Investments) has not submitted a recommendation to staff.</p> <p>Save Our Springs Alliance Recommendation: Large Lot Rural Single Family Land Use</p> | <p>4 for 1st reading</p> <p>5 for all three readings</p> |
| <p>4&AJ</p> <p>Agent: Richard Suttle (rear west portion of property, approximately 700 feet from US Highway 290) ABS 538 SUR 619 MASTON P ACR 30.98</p> <p>Note: FLUM and Zoning Contested</p> | <p>DR</p> <p>Undeveloped</p> | <p>Single Family Land Use</p> <p>SF-1-NP</p> | <p>Single Family Land Use</p> <p>SF-1-NP</p> <p>This property is undeveloped and adjacent to single family residences. During the land use meetings, stakeholders expressed their desire for low intensity single family residences on this property. Therefore, staff recommendation is for Single Family Land Use because it is more compatible with the adjacent single family use.</p> | <p>(Not known)</p> | <p>Property Owner (Schmidt Investments) has not submitted a recommendation to staff.</p> <p>Save Our Springs Alliance Recommendation: Large Lot Rural Single Family Land Use</p> | <p>4 for 1st reading</p> <p>5 for all three readings</p> |
| <p>AQ</p> <p>Agent: Richard Suttle (rear east portion of property, approximately 500 feet from US 290 W) ABS 538 SUR 619 MASTON P ACR 9 803</p> <p>Note: FLUM Contested</p> | <p>LO</p> <p>Undeveloped</p> | <p><i>No Zoning Amendment</i></p> <p>Office Land Use</p> | <p><i>Morrison/Wynn 7-0- Neighborhood Mixed Use Commercial stand that</i></p> <p>Office Land Use NO LO-GR</p> <p>The existing zoning on the property is LO (limited office). The property adjacent to this tract fronts on US 290 and is zoned LR (neighborhood commercial). Staff recommendation is for Office Land Use to reflect the current zoning on this property. It would serve as a buffer between the commercial and single family residences. It is also consistent with one of the neighborhood plan goal of allowing less intense uses closer to the single family neighborhood.</p> | <p>(Not Known)</p> | <p>Property Owner (Schmidt Investments) has not submitted a recommendation to staff.</p> <p>Save Our Springs Alliance Recommendation: Neighborhood Commercial Land Use</p> | <p>4 for 1st reading</p> <p>5 for all three readings</p> |

Main Motion Amended

*Morrison/Wynn 1st PC all tracts
Close PH 7-0*

94+95

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|--|---|---|---|--------------------------------------|--|---|
| <p>AI</p> <p>Agent: Richard Suttle ABS 538 SUR 619 MASTON P ABS 454 SUR 648 * & VAR SURS JOHANNESSEN J P ACR 93 096 *(1-D-1)</p> <p>Note FLUM Contested</p> | <p><i>No zoning</i></p> <p>The property is within the County with an approved site plan for a residential subdivision</p> | <p>Large Lot Rural Single Family Land Use</p> | <p>Large Lot Rural Single Family Land Use</p> <p>This property is located within the county and is adjacent to large lot single family residences. The tract also has an approved site plan for a residential subdivision. Therefore, staff recommendation is for Large Lot Rural Single Family Land Use to reflect the approved proposed development on this particular property.</p> | <p>(Not Known)</p> | <p>Property Owner (Centex Homes) has not submitted a recommendation to staff.</p> | <p>4 for 1st reading 5 for all three readings</p> |
| <p><i>FLUM</i></p> <p>Speedy Stop Food Store Agent: Richard Suttle 7912 US Highway 290</p> <p>Note: FLUM and Zoning Contested</p> | <p><i>PP indefinitely on hold pay rezone</i></p> <p>Commercial</p> <p>RR</p> <p><i>2</i></p> <p><i>1-D</i></p> | <p>Major Planned Development</p> <p>GR-NP</p> | <p>Mixed Use Land Use</p> <p>GR-NP</p> <p>The subject tract is located along US Highway 290 and the existing use is commercial. During the planning process, stakeholders expressed their desire to see this area redevelop as a mixed use town center, including a mix of commercial, retail, and residential uses. Staff recommendation is for Mixed Use Land Use to allow for a live, work, play type gathering place for the Oak Hill Community on the subject tract and properties surrounding this tract. This recommendation is also consistent with other high intensity commercial uses surrounding this property.</p> | <p>Mixed Residential Land Use</p> | <p>Property Owner is requesting indefinite postponement</p> <p>Planning Contact Team/Oak Hill Business and Professional Association/Oak Hill Association of Neighborhoods Task Force Recommendation: Major Planned Development</p> <p>Save Our Springs Alliance Recommendation: Large Lot Rural Single Family Land Use</p> | <p>4 for 1st reading 5 for all three readings</p> |
| <p>AE</p> <p>Beckett Estates Agent: Ron Thrower 6810 Beckett, 5503, 5505, 5511, 5601, 5609, 5615, 5703 Reynolds Road, 6807 Ridge Oaks Road</p> <p>Note FLUM Contested</p> | <p><i>Severa Faulk</i> <i>Jan Foster</i> <i>Del Miller</i></p> <p>RR</p> <p>Single Family</p> <p><i>No zoning</i></p> | <p>Large Lot Rural Single Family Land Use</p> | <p>Large Lot Rural Single Family Land Use</p> <p>With the exception of one property the subject tracts do not have access to William Cannon Drive, they take access on Reynolds which is a residential street. They are located on the south side of Reynolds. There are existing large lot rural single family houses on the north side of Reynolds street. Staff recommendation is large lot rural single family to help maintain the rural character of the single family neighborhood and to match the existing land use to the north of Reynolds.</p> | <p>(Not known)</p> | <p>Property Owners Recommendation (Judith Grimes and Others) Neighborhood Mixed Use Land Use</p> <p>(Property owners have filed a zoning case to rezone this tract to limited office- mixed use LO-MU)</p> <p>Adjacent Property Owners Recommendation Large Lot Rural Single Family Land Use</p> | <p>4 for 1st reading 5 for all three readings</p> |