

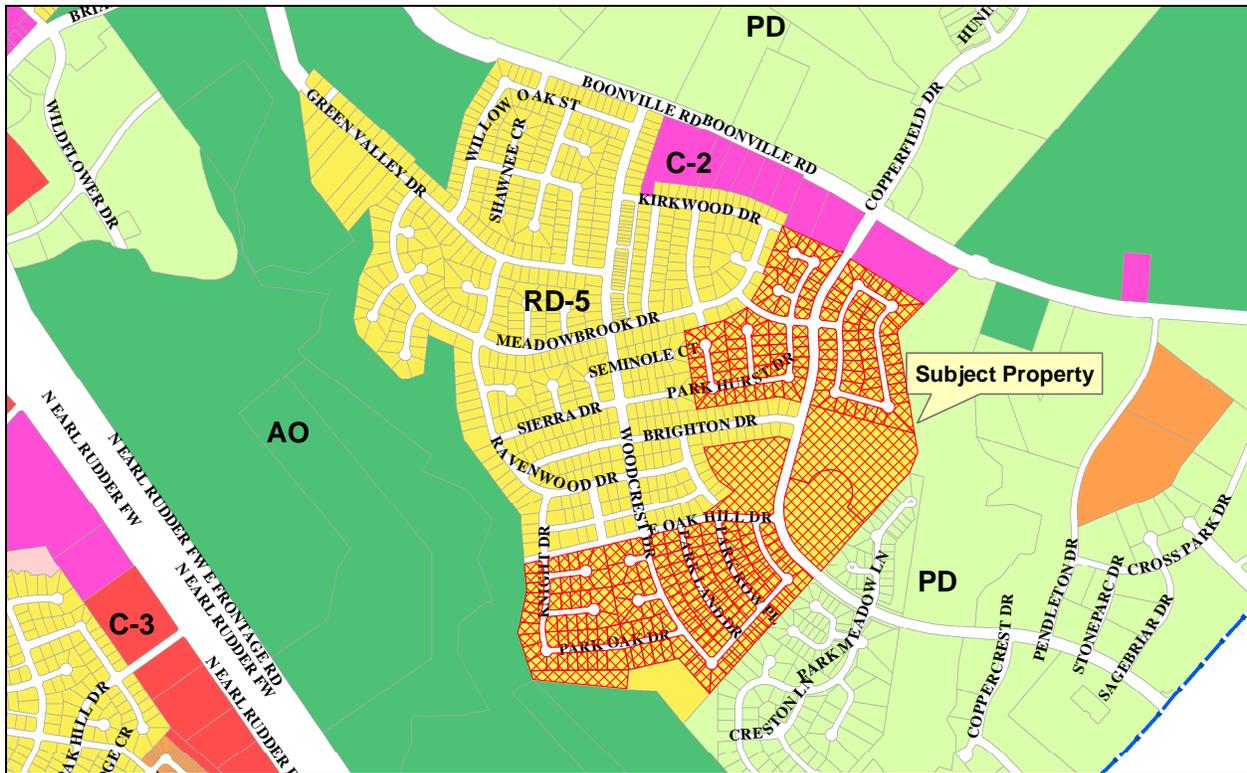
PLANNING AND ZONING COMMISSION
STAFF REPORT



January 17, 2013

Rezoning case no. RZ 12-16: Tiffany Park Subdivision (Phases 1 thru 15)

- CASE DESCRIPTION:** request to change the zoning classification from Residential District – 5000 (RD-5) to Residential – Neighborhood Conservation District (R-NC)
- LOCATION:** 277 lots situated around and generally on either side of Copperfield Drive between Boonville Road (F.M. 158) and Park Meadow Lane
- LEGAL DESCRIPTION:** Tiffany Park Subdivision (Phases 1 thru 15)
- EXISTING LAND USE:** single family home sites
- APPLICANT(S):** City of Bryan (by petition of subdivision property owners)
- STAFF CONTACT:** Randy Haynes, Project Planner
- SUMMARY RECOMMENDATION:** Staff recommends **approving** R-NC zoning for all eligible lots in this subdivision phase, as requested.



BACKGROUND:

Property owners within Tiffany Park have submitted a complete petition for a City-initiated zoning change from RD-5 District to R-NC District on 277 lots in this subdivision. Well over 51% of the lots in this subdivision are developed with single-family homes. The other uses in the subdivision are a church, a neighborhood park and an elementary school.

RELATION TO BRYAN'S COMPREHENSIVE PLAN:

The Comprehensive Plan includes policy recommendations related to various use specific types of development.

5.5 Land Use Policies

Low Density Residential land serves to provide housing and living units for a variety of people with a range of incomes and needs. It predominantly consists of detached single family dwellings but may consist of other housing types as long as densities remain low; up to 8 dwelling units per acre. These uses should be located in areas that are:

- Protected from but accessible to the major roadway network, commercial establishments, work places and entertainment areas;
- Accessible to collector and arterial streets, but directly access only local streets; and
- Not adjacent to major arterials and freeways without adequate buffering and access management.

5.6 Goals, Objectives and Action Statements

GOAL #2: Facilitate orderly, efficient and attractive development, redevelopment and infill.

Objective A: Provide for an efficient development process.

Action Statement 1: Reevaluate the current zoning code to identify inconsistencies and impediments to development

ANALYSIS:

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

Staff contends that R-NC zoning for eligible lots in this subdivision appears to conform to the intent and purpose of this zoning classification, which is designed to preserve, protect and enhance the character of established residential neighborhoods, by limiting the number of unrelated individuals that may occupy a single dwelling unit to two.

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

Changing the zoning designation to R-NC District will not affect any public improvements. Any specific issues regarding utility availability and capacity would be addressed at the time of development of vacant lots or re-development.

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

There is currently little vacant land zoned R-NC District in this vicinity or elsewhere in the City. Staff contends that approving this zone change requests will not make land classified for similar development in the vicinity or elsewhere in the City unavailable for residential development.

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

While this is one of the first requests for R-NC zoning in almost 5 years, there appears to be a renewed interest to rezone lots in established residential neighborhoods to R-NC District. A request to rezone another subdivision to R-NC District is also scheduled for consideration by the Planning and Zoning Commission during its meeting on January 17, 2013.

5. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

Staff believes approval of the proposed zone change would have no effect on other areas designated for similar development.

6. Any other factors affecting health, safety, morals, or general welfare.

Staff does not believe this proposed zone change would adversely affect health, safety, morals, or general welfare.

RECOMMENDATION:

Staff recommends **approving** R-NC zoning for all eligible lots in this subdivision, as requested.