

**REZONING &
SUBDIVISION STAFF REPORT****Date: November 20, 2003****APPLICANT NAME**Gandy Agency
Dot Gandy, Agent**SUBDIVISION NAME**

Beau Terra Commercial Subdivision

LOCATIONWest side of Wolf Ridge Road, 100'± South of
Beau Terra Drive South**PRESENT ZONING**

R-1, Single-Family Residential

PROPOSED ZONING

B-2, Neighborhood Business

AREA OF PROPERTY

1.2± Acres 1 Lot

CONTEMPLATED USE

Eliminate Split Zoning

It should be noted, however, that any use permitted in the proposed district would be allowed at this location if the zoning is changed. Furthermore, the Planning Commission may consider zoning classifications other than that sought by the applicant for this property.

**TIME SCHEDULE
FOR DEVELOPMENT**

None Specified

**ENGINEERING
COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

REMARKS

The applicant is requesting rezoning for a strip of land to eliminate split zoning of a commercially zoned parcel, and resubdivision to make the parcel a legal lot of record.

The site in question is part of parcel established via a 1959 metes and bounds legal description that included several lots in Beau Terra Subdivision fronting on Wolf Ridge

Road (one of which was zoned commercially at that time) and portions of other lots within the subdivision (which were zoned residentially).

The purpose of these applications is to create a legal lot of record that corresponds with the recorded 1959 metes and bounds parcel(s), and to rezone the portion of the site that is zoned residentially and is adjacent (to the West) to the commercially zoned portion of the site.

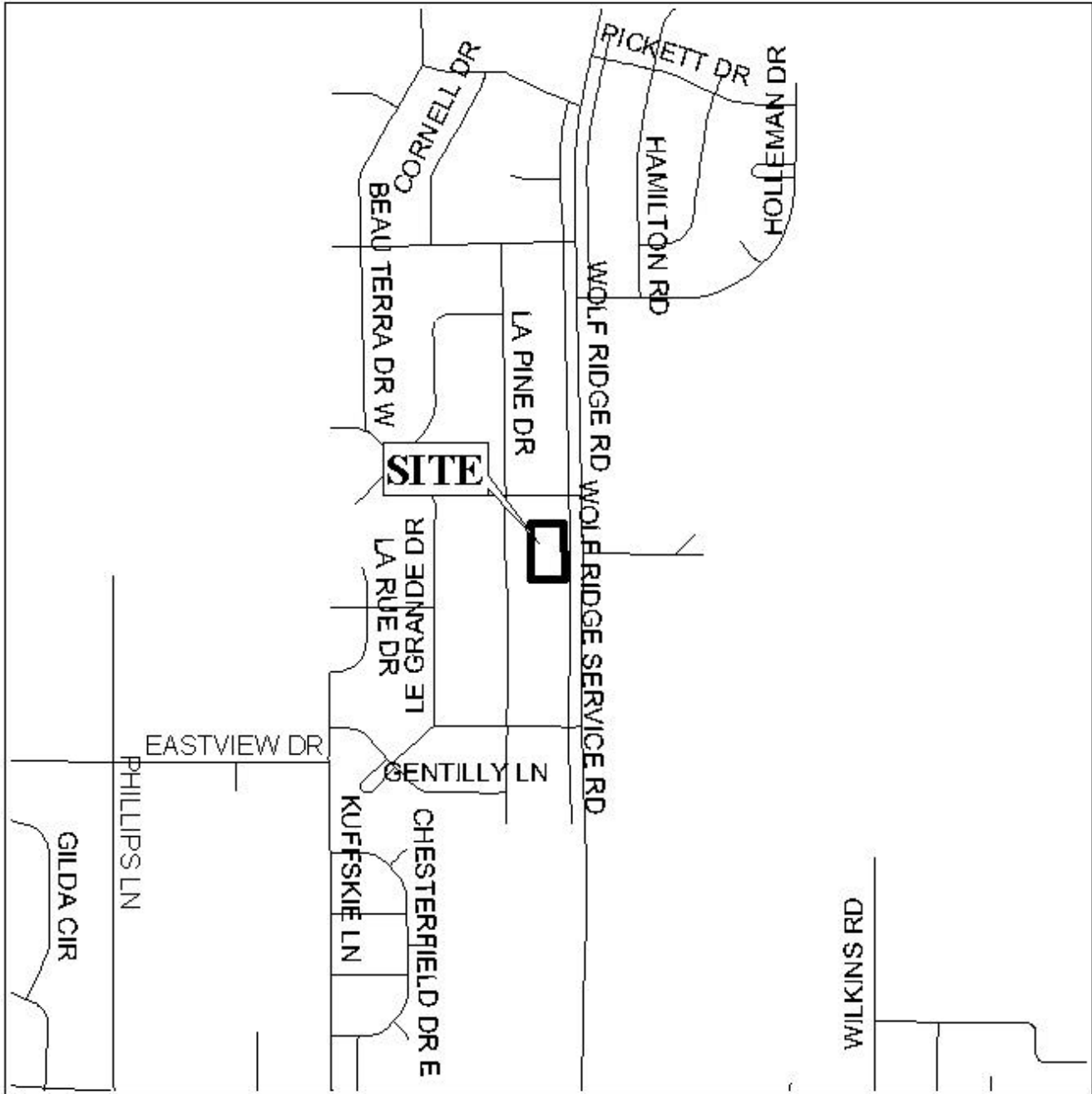
As indicated above, the metes and bounds legal description creating the current configuration was established in 1959. While this date does not predate the Subdivision Regulations or annexation of the site into the City Limits, the other affected properties have changed hands multiple times since that date. Therefore, based on previous Planning Commission actions in similar circumstances, the remaining properties from the original tract would not be required to be included.

Wolf Ridge Road is a major street as shown on the Major Street Plan, and has existing right-of-way in conformance with the Plan and has a constructed service road to provide for access management. While access to the major street is managed by the existing service road, consideration should be given to restricting access to Beau Terra Drive South due to the proximity to the intersection.

RECOMMENDATION **Rezoning:** based on the preceding, it is recommended that his application be approved subject to the following condition: 1) full compliance with all municipal codes and ordinances.

Subdivision: The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the final plat stating that access to Beau Terra Drive South is denied; and 2) placement of the required 25' setback lines along all street frontages on the final plat.

LOCATOR MAP

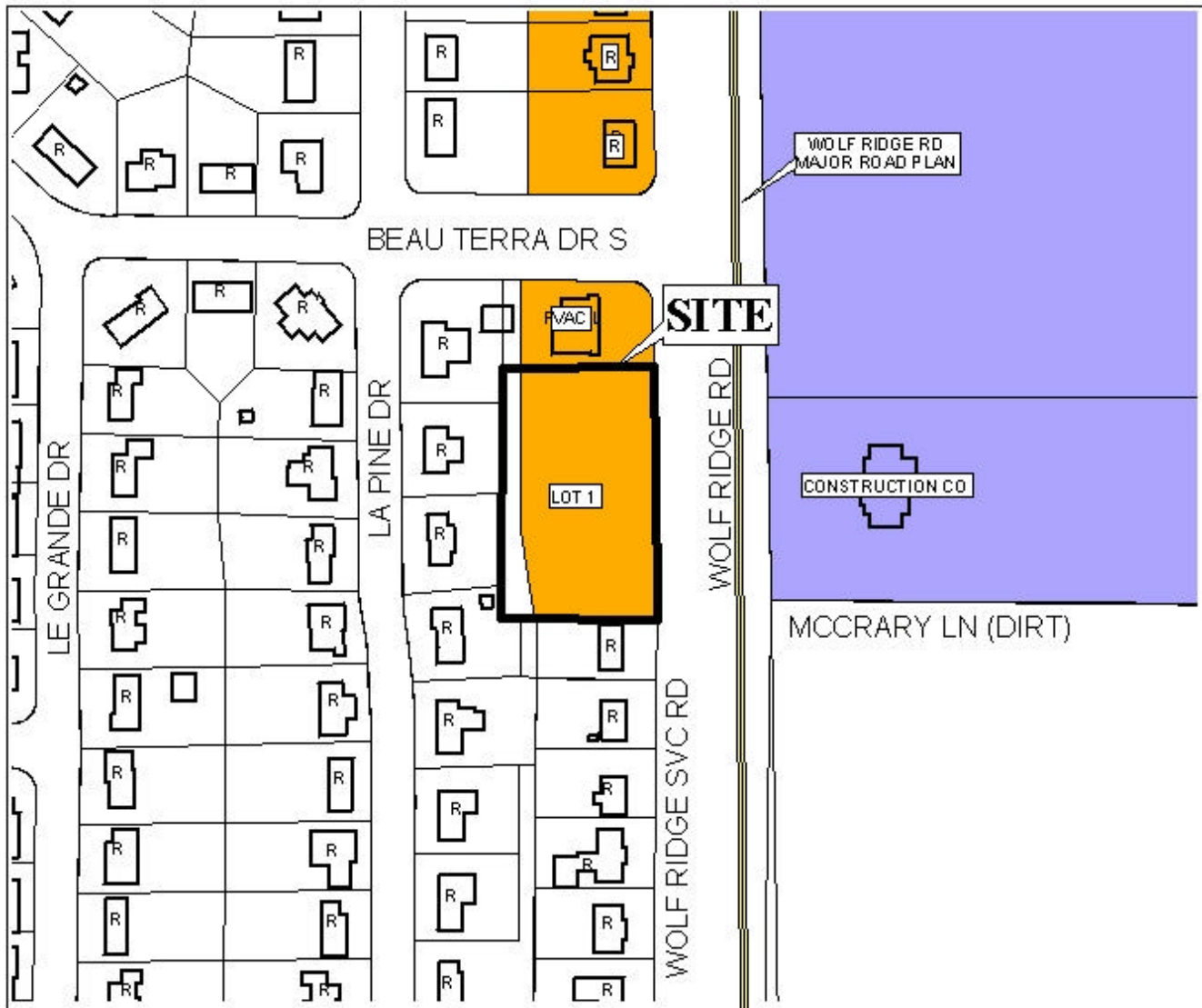


APPLICATION NUMBER 1, 2 DATE November 20, 2003
APPLICANT Gandy Agency (Dot Gandy, Agent)
REQUEST Rezoning and Subdivision



NTS

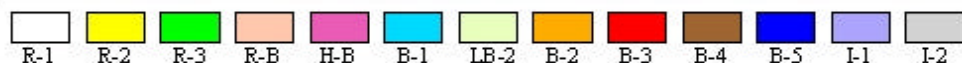
PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



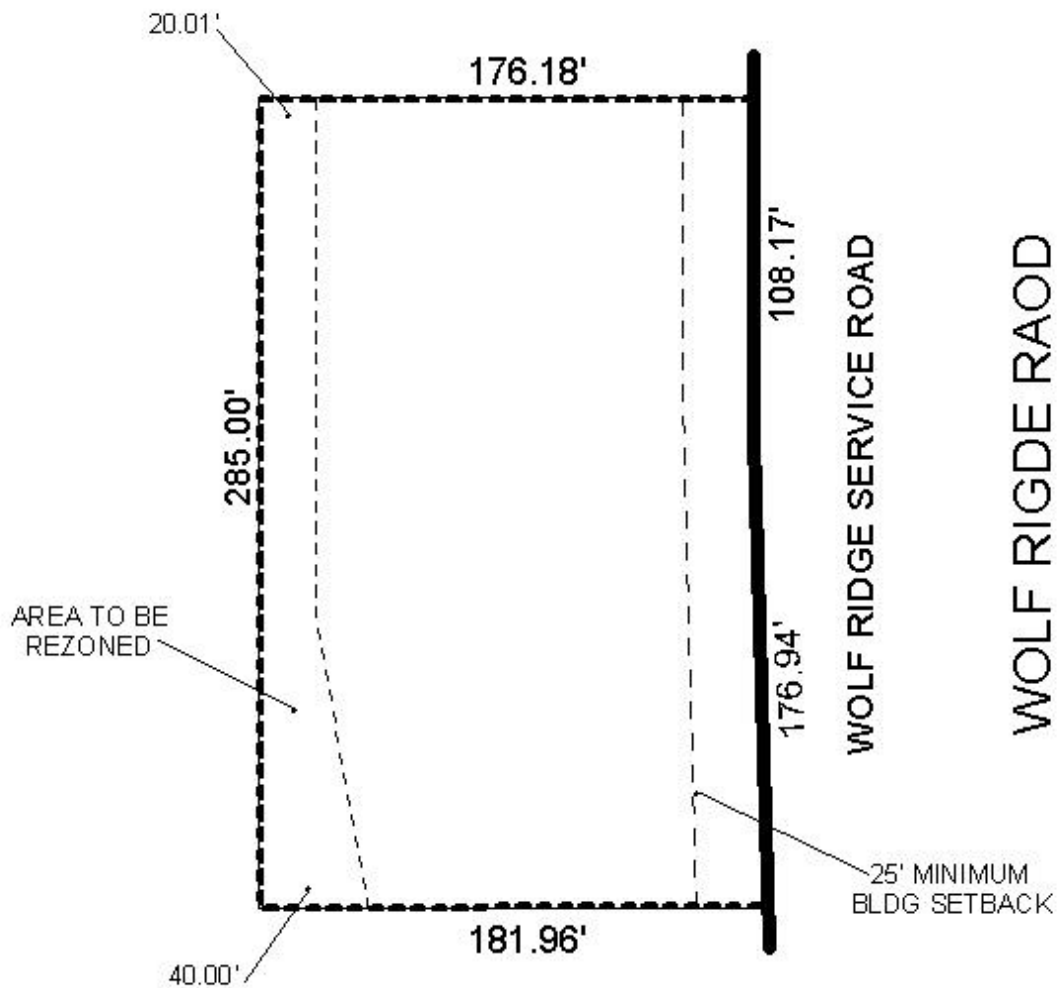
Single-family residential dwellings are to the South and West of the site.
A vacant commercial building is to the North and a construction company
is to the East.

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LEGEND



SITE PLAN



The site is located on the West side of Wolf Ridge Service Road, 100' South of Beau Terra Drive South. The plan illustrates the existing setback and area to be rezoned.

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