

**ZONING AMENDMENT &  
SUBDIVISION STAFF REPORT****Date: November 18, 2004****NAME**Crystal Limited Liability Co., Inc.  
(B. White-Spunner, Agent)**LOCATION**West side of Crystal Drive, 440'± South of Grelot  
Road**CITY COUNCIL  
DISTRICT**

District 6

**PRESENT ZONING**

B-1, Buffer-Business

**PROPOSED ZONING**

R-1, Single-Family Residential

**AREA OF PROPERTY**

9.7± Acres

**CONTEMPLATED USE**

Single-Family Residential Subdivision

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

**TIME SCHEDULE  
FOR DEVELOPMENT**

Immediately

**ENGINEERING  
COMMENTS**

Engineering/Public works needs 30 feet to be dedicated as drainage easement along the north property line. 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, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

**URBAN FORESTRY****COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

**REMARKS**

The applicant is requesting rezoning from B-1, Buffer-Business to R-1, Single-Family Residential for a 26 lot, single-family residential subdivision.

The site is illustrated as residential on the General Land Use Component of the Comprehensive Plan, which is meant to serve as a general guide, not a detailed lot and district plan or mandate for development. Moreover, the General Land Use component allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification requested, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and zoning classification.

The proposed subdivision would consist of two cul de sacs from Crystal Drive, which serves as access to the adjoining residences to the South and West, as well as Sugar Creek Place to the East. The site adjoins apartments and B-1 zoning to the North and thus the rezoning would be considered appropriate for the area.

While single-family residences are allowed by right in B-1 districts, it has been the policy of the Commission to require rezoning of B-1 properties to R-1. The rezoning process should be completed prior to the recording of the final plat.

It should be noted that the existing B-1 district extends into the adjoining residentially developed lots to the Southwest. This B-1 area is a "leftover" of the larger B-1 tract, is under separate ownership, and thus not included in this application.

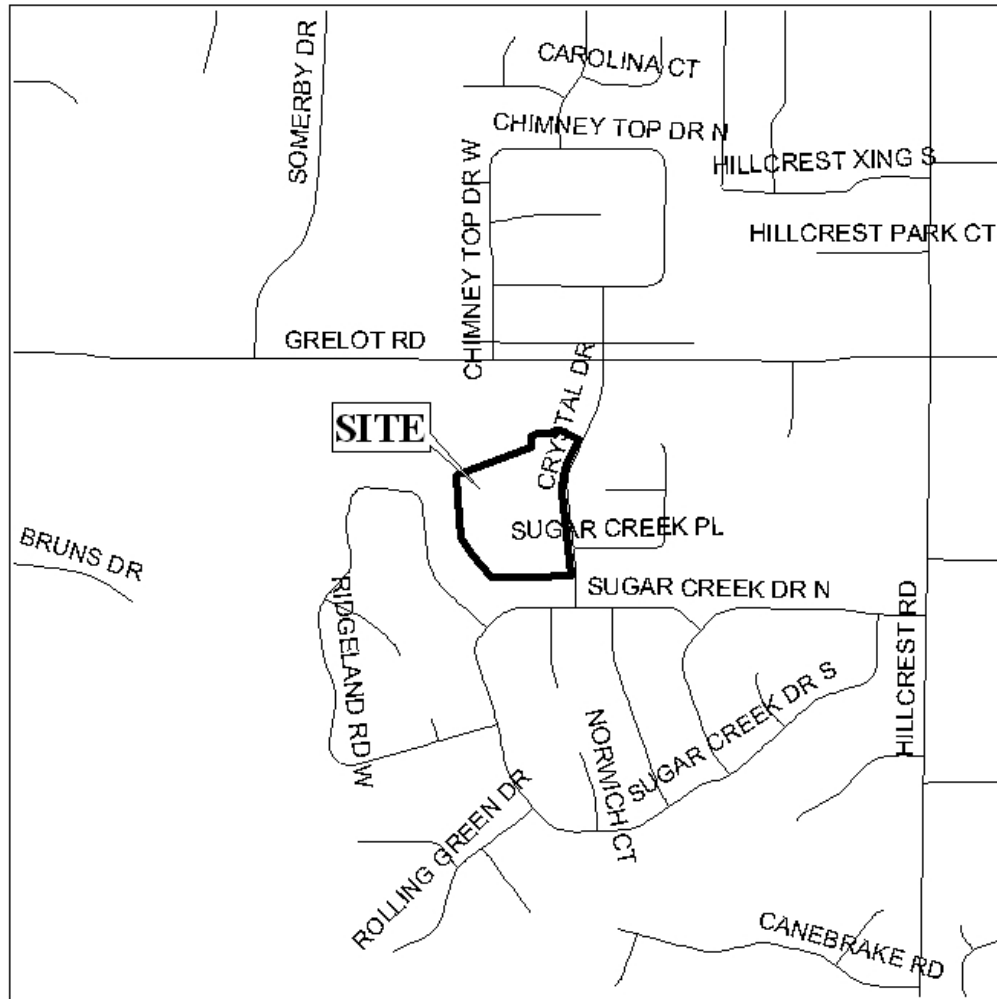
In terms of the request for subdivision, Lots 3, 15, 16, and 26 should be denied direct access to Crystal Drive.

**RECOMMENDATION**

**Rezoning** Based upon the preceding, this application is recommended for approval.

**Subdivision** The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) that the site be rezoned to R-1, Single-Family Residential prior to the recording of the final plat; 2) placement of a note on the final plat stating that Lots 3, 15, 16, and 26 are denied direct access to Crystal Drive; and 3) full compliance with the City Engineering Comments (dedication of a 30 feet drainage easement along the North property line, compliance with all stormwater and flood control ordinances, any work performed in the right of way will require a right of way permit).

## LOCATOR MAP



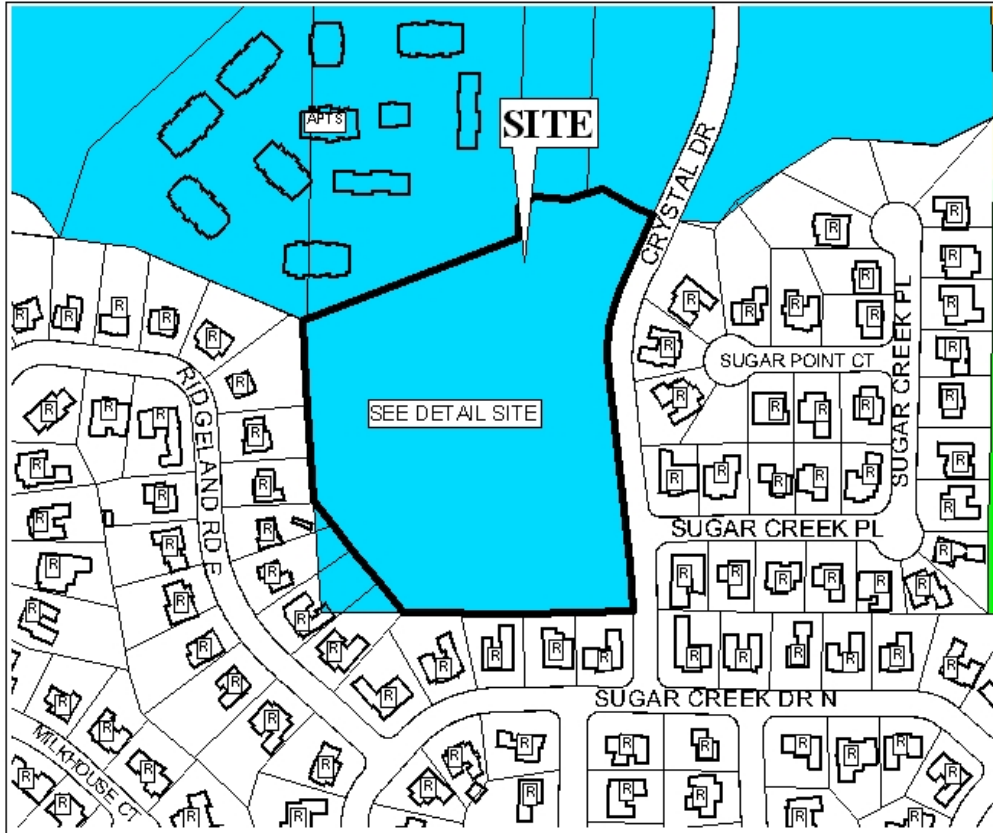
APPLICATION NUMBER 1 & 2 DATE November 18, 2004

APPLICANT Crystal Limited Liability Co., Inc., (B. White-Spinner, Agent)

REQUEST Rezoning and Subdivision



# **PLANNING COMMISSION VICINITY MAP - EXISTING ZONING**


















Single-family residential dwellings are located to the East, South and West of the site with apartments to the North.

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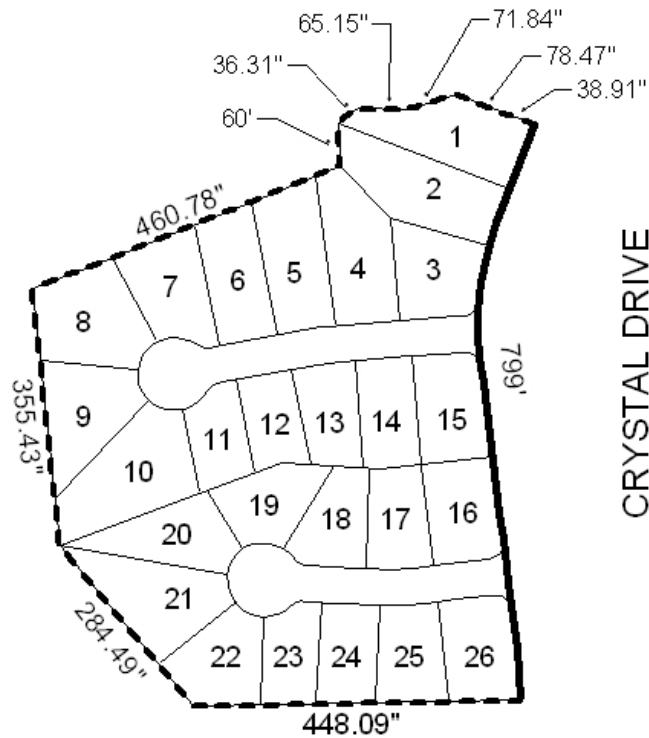
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LEGEND

 R-1	 R-2	 R-3	 R-A	 R-B	 H-B	 B-1	 LB-2	 B-2	 B-3	 B-4	 B-5	 I-1	 I-2	 NTS
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## SITE PLAN



CRYSTAL DRIVE

The site is located on the West side of Crystal Drive, 440' South of Grelot Road.  
The plan illustrates the proposed lots.

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 NTS