



Legislation Text

File #: 19-3238, **Version:** 3

Ordinance - Third and Final Reading of an Ordinance Approving a Change of Zoning from PR, Pre-Development District to PD, Planned Development for Professional Office Uses on Approximately 0.608 Acres Located at 1089 Matlock Road; Adam Rope on behalf of A. Rope Investments, LLC (ZC#19-010)

To consider the subject zoning change request

The Planning and Zoning Commission held a public hearing on August 5, 2019 and voted 6-0 (Smithee was absent) to recommend approval with the condition that the applicant removes the existing fences along the south side of the property and adds landscaping around the proposed directory sign,

First Reading

The applicant is requesting a zoning change from PR to PD for professional office uses. The existing house will serve as an insurance office and will not be used as a residence. No expansion of the existing structure is proposed. The property is a 0.608 acre tract located on the west side of Matlock Road.

Development Plan and Regulations

- The base zoning for this PD is OP, Office Park District.
- The existing structure will remain on the property to be used as an office.
- Six parking spaces will be provided. The proposed parking will have 4 head-in parking spaces and 2 parallel parking spaces as shown on Exhibit B. The applicant is proposing a new ADA ramp from the parking lot to the office.
- The proposed driveway has been aligned with the existing median opening on Matlock Rd.
- The applicant is adding new landscaping to the front of the property around the parking lot and office. Because no changes are being proposed in the rear yard, additional landscaping was not required. The applicant will be saving a number of existing trees in the rear yard as shown on Exhibit D.
- The proposed freestanding sign complies with the minimum width, height, and area for a Directory Sign as required by Section 7100 of the Zoning Ordinance. The applicant may also have one Name Plate Sign on the building.
- The applicant plans to use curbside trash collection and will not have a dumpster. A portable trash container will be located behind the building and screened.

Deviations

The applicant is requesting the follow deviations as part of this PD:

- **Masonry:** Commercial buildings are typically constructed of 70% masonry materials. The existing house was constructed with siding as shown on Exhibit C and was not designed to support masonry cladding.
- **Side Landscape Buffer:** The minimum side buffer yard for a commercial development is 10 feet. The applicant has provided a 9' buffer yard along the north property line due to the alignment of the driveway with the median opening on Matlock Road.
- **Front Landscape Setback:** A minimum 20' Landscape Setback is required. A 15' Landscape Setback has been provided due to a permanent slope along the front of the property.

Land Use Considerations

This area is part of Sub-Area 5 which is generally built out. The Land Use Plan recommends some limited neighborhood retail and service uses and low intensity uses that minimize traffic on Matlock Road.

Surrounding Land Uses and Zoning:

North - Office Park, PD
South - Vacant, PR
East - Single-Family, PR
West - Golf Course, PR & Single-Family, SF-8.4/18

Thoroughfare Plan Specification:

Matlock Road, 6-lane divided principal arterial

Summary

The proposed office represents a low intensity use that is compatible with the recommendation of the Land Use Plan. The current residential use is isolated on this section of Matlock Road. It is surrounded by non-residential uses including the Creekside Plaza offices and the golf course. As a professional office that generates limited traffic, the proposed use is more compatible with its surroundings.

Second Reading

The applicant has revised Exhibit to reflect that all existing fences will be removed from the property. The revised Exhibit has been provided in the Council's packet.

Third Reading

The City Council held a public hearing and second reading on September 9, 2019 and voted 7-0 to approve as presented. No changes have been made to the plan.

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