



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 18, 2017

SUBJECT: ZC 2017-06 Public Hearing and consideration of a request from Spry Surveyors for a zoning change from AG Agricultural to R-1 Single Family Residential on 1.028 acres located at 6905 and 6909 Crane Road.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Grant Lochridge, Spry Surveyors is requesting a zoning change from AG Agricultural to R-1 Single Family Residential on 1.028 acres located at 6905 and 6909 Crane Road.

GENERAL DESCRIPTION:

The applicant is requesting a zoning change to R-1 Single Family Residential with the intent to replat the property and construct a single-family residence on the northern lot. An existing residence is located on the southern lot.

The property is located on the west side of Crane Road about 600 feet south Amundson Drive. An unimproved portion of right-of-way for Walter Road stubs into the rear of the southern lot.

The proposed zoning change is consistent with the recommendations and policies of the Comprehensive Plan.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as "Low Density Residential." This designation provides areas for the development of traditional, low-density single-family detached dwelling units.

CURRENT ZONING: The property is currently zoned AG Agricultural.

PROPOSED ZONING: The proposed zoning is R-1 Single Family Residential. This district is intended to provide areas for very low-density development of single-family detached dwelling units that are constructed at an approximate density of 2.9 units per acre.



Since the property was originally platted prior to 1998, the R-1 district provides for a minimum dwelling unit size of 2,000 square feet on the vacant lot. In addition, a front-entry garage facing Crane Road would be permitted.

SURROUNDING ZONING | LAND USE:

North: AG Agricultural | Low Density Residential

West: AG Agricultural and R-1 Single Family Residential | Low Density Residential

South: AG Agricultural | Low Density Residential

East: R-1 Single Family Residential and R-2 Single Family Residential | Low Density Residential

PLAT STATUS: The property is currently platted as Lots 3 and 4, Dawn-King Addition.

CITY COUNCIL: The City Council will consider this request at the June 12, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2017-06.