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Narrative – Land Use Amendment

PS-0239A

Lot 1, Village Drive Townhomes Subdivision (Preliminary Plat approved)
Lots A & B Mountain Office Park Subdivision

Background

The 3 lots listed above are shown as Neighborhood Commercial on the Land Use Plan, the same as the adjacent lot to the east. The lots to the south and west on the current Land Use Plan are Neighborhood Residential-Medium. The lots across Walton Creek Road to the north are shown as Resort Residential. All the adjacent lots have been developed and the lot to the east shown as Neighborhood Commercial has been developed as a residential townhome development without any commercial components. The lots to the east, south, west, and north/east of Village Drive are multifamily residential. The lot to the north, west of Walton Creek Road is currently a day care, Discovery Learning Center.

Lot 1, Village Drive Townhomes Subdivision east of Walton Creek Road is vacant and is currently going through City Planning and City Council and has a preliminary plat approval as part of PS20-001. The Mountain Office Park lots west of Walton Creek Road currently have an unoccupied office building on Lot B and existing parking lots on both Lots A & B.

The proposed Land Use designation from Neighborhood Commercial to Neighborhood Residential - Medium for the three lots will match the current Land Use Plan Residential Neighborhood-Medium designation of the lots to the south and west.

Approval Criteria – 724.C

1. See the criteria as outlined in the responses to items 1-5 under the Minor Amendment section in Appendix E
2. a. The existing Land Use of commercial component of the Commercial Neighborhood properties is not a viable use of the lots. See the Attachments A and B for additional information. The proposed land use change makes the lots the same or similar to the existing adjacent properties.

b. The proposed Neighborhood Residential - Medium multifamily use is consistent with the residential / resort developments on the adjacent properties.

Minor Amendment – Appendix E Questions from the document with responses.

1. The Existing Area Community Plan and/or any related element thereof is in need of the proposed amendment.

Response - The Land Use change from Commercial Neighborhood to Neighborhood Residential - Medium will match the land use to the south and west and match the use of the lot to the east.

2. The proposed amendment will promote the public welfare and is compatible with the surrounding area and the goals and policies of the Plan.

Response - The proposed land use change will make the use of the lots exclusively residential which is supported by the residents in the Pine Ridge Townhome development directly to the east. See Attachment A.

3. The proposed amendment will have no major negative impact on the service provision, including adequacy or availability of urban facilities and services, and will have minimal effect on existing and planned service provision.

Response - See Attachment B regarding the viability of the commercial component of the Commercial Neighborhood and Attachment A regarding the desire of the adjacent property owners to not allow commercial uses on the property.

4. The proposed amendment is consistent with the City's ability to annex the property; and

Response - Not applicable

5. Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.

Response - See item 3.

End of Narrative

