PLANNING ANALYSIS

ZONING CASE 19-Z-009
803 HORIZON PARK BLVD.

GENERAL INFORMATION

Owner/Agent: Richard A. & Carolina M. Carruth

Current Zoning: SFU/MH-2-B (Single-Family Urban/Manufactured Home)

Proposed Zoning: TF-2-B (Two-Family)

Size and Location: The property is located at 803 Horizon Park Blvd. and includes approximately 2.79 acres.

Staff Contact: Karina Castillo
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

<table>
<thead>
<tr>
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<th>ZONING</th>
<th>LAND USE</th>
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<tbody>
<tr>
<td>NORTH</td>
<td>SFU MH-2-B</td>
<td>Established single family residential</td>
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<tr>
<td>EAST</td>
<td>SFE-2-B</td>
<td>Established single family neighborhood (Overlook Estates)</td>
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<tr>
<td>SOUTH</td>
<td>SFU MH-2-B</td>
<td>Established single family residential</td>
</tr>
<tr>
<td>WEST</td>
<td>HC-4-D</td>
<td>Christian Family Church</td>
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</tbody>
</table>
COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENT
TF – TWO-FAMILY:
Features: 9,000 sq. ft. lot min.; 1,200 sq. ft. for s-f. home, 900 sq. ft. per unit for 2 - family.
Intent: Development of two-family dwelling structures on intermediate sized lots and for other uses that are compatible and complimentary to intermediate sized lots and two-family dwellings. Such components are generally intended to provide an orderly transition and serve as a buffer between larger lot neighborhoods and more intensive uses and to create more variety in housing opportunities and in the fabric of the neighborhoods. The goal is to avoid more than ten acres of contiguous land having a two-family component. This component should include or be located within six hundred feet of parkland or other recreational open space. To avoid street congestion due to additional on-street parking, access to lots shall be provided by a street with a ROW of fifty-six (56) feet or greater and a pavement width of thirty-six (36) feet or greater unless lots average at least one hundred feet in width or unless garage access is from an alley. A variety of lot sizes shall be provided within one half mile of major intersections such as arterials or collectors and along residential collectors. The higher density residential shall be located closest to major intersections such as arterials or collectors, and transition to lower density uses further away from the major intersections. This component provides for higher density lots and serves as a transition between moderate size lots and higher density areas.

SITE COMPONENT
TYPE 2:
Features: Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 35% of units with an enclosed garage parking space.
Intent:
(1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.
(2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
(3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.
(4) This component is intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.
(5) This component is generally not intended to be utilized with HC and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.
(6) Compliance with Type 1 standards shall also be deemed as compliance with this component.
ARCHITECTURAL COMPONENT
TYPE B:

Features: 85% masonry 1st floor, 50% all stories; 4 or more architectural features.

Intent:
(1) The Type B architectural component is intended to be utilized for the majority of residential development except that which is intended as a Type A architectural component.
(2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions.
(3) This component may be utilized to raise the building standards and help ensure compatibility for non-residential uses adjacent to property that is more restricted.
(4) This component is intended for the majority of the LO and LC use components except those meeting the intent of the Type A or C architectural components.

COMPREHENSIVE PLAN STATEMENTS:

The following Comprehensive Plan statements may be relevant to this case:
- Plan for continued growth and development that improves the community’s overall quality of life and economic viability.
- Create strong neighborhoods with a variety of housing choices.

FUTURE LAND USE CATEGORY
- NEIGHBORHOOD RESIDENTIAL
  Intended to accommodate a variety of housing types. New development may consist of a variety of single-family detached and attached units but should be compatible with adjacent existing neighborhoods.

Compatible Zoning Use Components: SFR, SFE, SFS, SFU, SFC, SFL, SFT, TF, PUD

ANALYSIS:

The applicant has submitted a request to change the zoning of the property to TF-2-B (Two-Family) in order to allow for the development of an additional dwelling on the property. The properties to the north, east, and south along Horizon Park Blvd. are zoned for single-family uses. The properties to the west are zoned for heavy commercial.

An accessory dwelling is currently permitted within the SFU/MH-2-B (Single-Family Urban/Manufactured Home) use components. However, the accessory dwelling is only permitted with a Type 3 site component unless such lot meets the standards of the SFS or SFE district.

The TF (Two-Family) use component allows for a building or premise that shall be used only for the following purposes:
(1) Any use permitted in the “SFS” – Single-Family Suburban component
(2) One or two single-family dwellings with a minimum living area of twelve hundred (1,200) square feet per dwelling.
(3) Two (2) family
Type 2 Site Components requires that accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.

The Type B Architectural Component requires that all structures are eighty-five (85%) percent masonry for the first story and 50% for the second story. This architectural component also requires that 15% of the building size is comprised of windows or door opens and four (4) different design features.

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested TF-2-B (Two-Family) zoning district. This proposal is in compliance with the intent statements of the Composite Zoning Ordinance and the goal statements of the Comprehensive Plan.