PLANNING ANALYSIS
ZONING CASE 19-Z-020
602 RIVA RIDGE ZONING

GENERAL INFORMATION

Owner: Land Answers (Jim Wittliff) on behalf of Janie S & Tony Jacobs

Current Zoning: Interim SFS-2-B (Single-Family Suburban)

Proposed Zoning: LC-2-A (Local Commercial)

Size and Location: The property is located 602 Riva Ridge Dr. and includes approximately 1.19113 acres.

Staff Contact: Karina Castillo
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

<table>
<thead>
<tr>
<th>ZONING</th>
<th>LAND USE</th>
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<tbody>
<tr>
<td>NORTH</td>
<td>SFS-2-B Single-Family Residential</td>
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<tr>
<td>EAST</td>
<td>SFS-2-B Single-Family Residential</td>
</tr>
<tr>
<td>SOUTH</td>
<td>SFS-2-B Undeveloped Residential</td>
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<tr>
<td>WEST</td>
<td>ETJ Single-Family Residential (Extra-Territorial Jurisdiction)</td>
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</tbody>
</table>
COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

USE COMPONENT
LC – LOCAL COMMERCIAL
*Features:* Any use in LO plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast. Hours of operation: 5:00 a.m. to 10:00 p.m. Sun.-Thurs., 5:00 a.m. to 11:00 p.m. Fri. and Sat.
*Intent:* Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

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 generally not intended to be utilized with LI 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.

ARCHITECTURAL COMPONENT
TYPE A
*Features:* 5 or more architectural features.
*Intent:* (1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses. (2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare. (3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.
(4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.

(5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.

(6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

**COMPREHENSIVE PLAN STATEMENTS:**

The following Comprehensive Plan statements may be relevant to this case:

- Provide a balanced mix of complementary uses that support a strong and diverse tax base.

**FUTURE LAND USE CATEGORY**

- **MIXED-USE CORRIDOR**
  A variety of residential types, such as small-lot single-family, townhomes, duplexes and quadplexes, civic and institutional uses (schools and places of worship) and small professional offices that complement residential development. Limited neighborhood-serving commercial uses and higher-density residential are appropriate at intersections.

  Compatible Zoning Use Components: LC*, LO, TF, SFT, SFL, PUD
  *LC is only appropriate at intersections

**ANALYSIS:**

The applicant has submitted a request to change the zoning of the property to LC-2-A (Local Commercial). The properties to the north and east are currently being used as residential homes. The property to the west is in the extra-territorial jurisdiction and is an established single-family residential subdivision. The property to the south is undeveloped.

The LC (Local Commercial) use component allows for a building or premise that shall be used only for the following purposes:

Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods.

Type 2 Site Components requires that accessory buildings be limited to greater of 10% of primary building or 120 sq. ft; drive-thru service lanes; uses not to exceed 40,000 sq. ft.

The Type A Architectural Component requires that all structures have 5 or more architectural features.

This property is located within a Mixed Use Corridor land use category as identified within the Comprehensive Plan’s Future Land Use Map. The Mixed Use Corridors are areas identified on the Future Land Use Map that are located between centers, and are intended to protect and maintain corridor mobility through the provision of small lot single-family, duplexes, townhomes, and limited impact commercial uses at intersections.
STAFF RECOMMENDATION:

Staff recommends approval of the requested LC-2-A (Local Commercial) zoning district. This proposal is in compliance with the intent statements of the Composite Zoning Ordinance and the goal statements of the Comprehensive Plan.