PLANNING ANALYSIS
ZONING CASE 19-Z-019
CREATIVE WORLD SCHOOL

GENERAL INFORMATION

Agent / Owner: CWHS 272 LTD (Jim Cotton)
Current Zoning: LC-1-C (Local Commercial)
Proposed Zoning: LC-2-B (Local Commercial)
Size and Location: The property is commonly known as 10836 E. Crystal Falls Pkwy and includes approximately 2.10 acres.
Staff Contact: Michael Chenausky
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

<table>
<thead>
<tr>
<th></th>
<th>ZONING</th>
<th>LAND USE</th>
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</thead>
<tbody>
<tr>
<td>NORTH</td>
<td>SFS-2-B</td>
<td>LISD school</td>
</tr>
<tr>
<td>EAST</td>
<td>LO-3-B</td>
<td>Residential</td>
</tr>
<tr>
<td>SOUTH</td>
<td>PUD: SFT-2-A (Single-Family Townhome)</td>
<td>Residential – Crystal Springs Subdivision</td>
</tr>
<tr>
<td>WEST</td>
<td>LC-1-C</td>
<td>Office Under Construction</td>
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</tbody>
</table>

COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

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.

**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.

**TYPE B:**

**Features:** 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:

- Provide a balanced mix of complementary uses that support a strong and diverse tax base.
- Position Leander as a destination for employers.
FUTURE LAND USE CATEGORY

- MIXED USE CORRIDOR

Areas along arterials between Centers that have available land should be developed to preserve the integrity of the corridor and maintain mobility.

Application: All land within approximately 500 feet of the outer edge of the right-of-way (typically one block deep) should be considered a part of the corridor.

Typical Uses: 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.

Design Standards:
- Limited parking between corridors and buildings
- Consistent landscaping and lighting
- Pedestrian-friendly development
- Low, monument style signage
- Transit-ready

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-B (Local Commercial) in order to allow for the development of a larger building on the property. The property to the north, is currently operating as an LISD middle school. The property to the east is zoned Local Office and the property to the west is zoned Local Commercial. The properties to the south are currently zoned for single-family use as the Crystal Springs Subdivision.

The Type 1 Site Component limits the 1st floor of a building to 10,000 sq. ft.
Type 2 Site Component allows an individual user to occupy 40,000 gross sq. ft. of floor area for a single building and limits the building size to 60,000 sq. ft.

The Type B Architectural Component requires that 15% of the the facing facade be comprised of windows or door opens and four (4) different design features.

STAFF RECOMMENDATION:

The proposed development will have the drainage pond to the south and existing parkland to the south east which will act as a buffer to the Crystal Springs Subdivision. Staff recommends approval of the Creative World School zoning change from LC-1-C to LC-2-B. This proposal is in compliance with the intent statements of the Composite Zoning Ordinance and the goal statements of the Comprehensive Plan.